



**REPORT TO DESIGN REVIEW BOARD**

**SUBJECT: 558 Fairhills Drive** – Proposed three-foot (3’), 23-square-foot setback encroachment into the minimum 12.5-foot side yard setback to allow a kitchen and dining room expansion of an existing single-family hillside residence; APN: 010-101-01; Single-Family Residential-Hillside Development Overlay (R20-H) District; Darin Stroop, applicant; Jacob and Bridget Peterson, Owners.

**PROPERTY FACTS**

	General Plan Designation	Zoning Designation	Existing Land-Use
<b>Project Site:</b>	<b>Hillside Residential (HR)</b>	<b>R20-H</b>	<b>Single-family residence</b>
North:	HR	R20-H	Single-family residence
South:	HR	R1a-H	Single-family residence
East:	HR	R20-H	Single-family residence
West:	HR	R20-H	Single-family residence
<b>Lot Size</b>		<b>Lot Coverage (Max.) OR Natural State (Min.)</b>	
Required: 20,000 sf Proposed: 10,598 sf (existing)		Standard: 3,179 sf/30% max. lot coverage Existing/Proposed: 2,647 sf (52.2% natural state) no change?	
<b>Grading</b>		<b>Setbacks</b>	
Total: None		<u>Required</u>	<u>Existing</u>
			<u>Proposed</u>
		Front: 20'	20'
		Side(s): 12.5'	8.5'
		Rear: 10'	60'+
			60'+

**SUMMARY**

The project proposes to expand both the kitchen and dining room areas over an attached understory garage which currently encroaches approximately 4’ into the 12.5’ interior required side yard setback. The project proposes to extend into the interior required side yard setback no further than the exterior walls of the existing attached garage or 3’ into the interior required side yard setback.

As the project site is located in the Hillside Development Overlay (-H) District, pursuant to Section 14.12.030(B) of the San Rafael Municipal Code (SRMC), a structure may encroach into a required yard or setback for a distance of not more than one-half (½) of the required yard or setback, subject to recommendation of the Design Review Board (Board) that the decreased setback minimizes the impact of hillside development and grading.

Staff is seeking recommendation only on the proposed setback reduction for the kitchen and dining room addition. The remaining project features comply with the applicable zoning regulations and are

not subject to discretionary Design Review Board review. Specifically, staff asks the Board to consider the following:

- Whether decreasing the required interior side yard setback from 12.5' to 9.5' minimizes the impact to hillside development and grading.

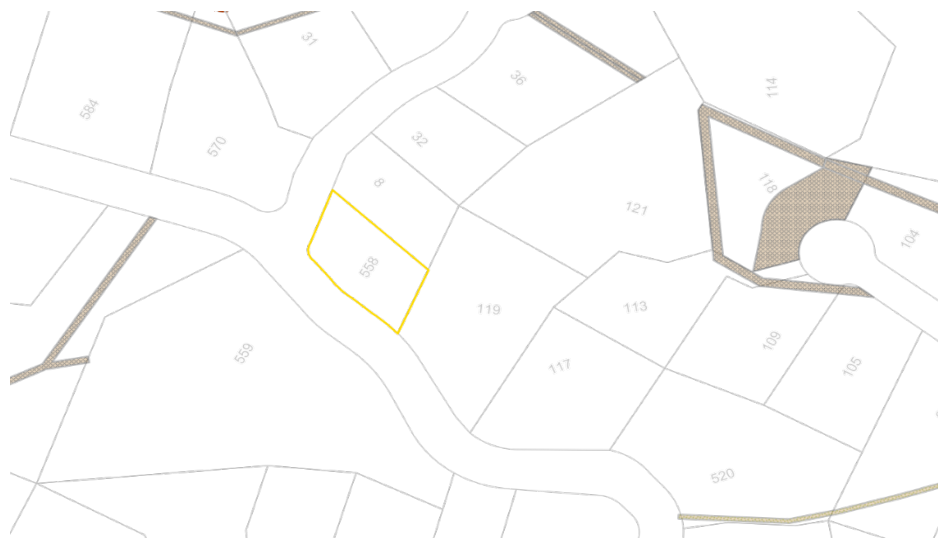
## BACKGROUND

### Site Description & Setting:

The subject site is located at the southeast corner of Fairhills Drive and Rustic Way. It is upsloping from both street front, trending southwest to northeast, with an approximately 27.25% average cross-slope. It is a wide and narrow parcel 10,598 sq. ft. in size where a minimum of 20,000 sq. ft. is required in the R20-H District. The existing attached garage is located approximately 4' into the required 12.5' interior side yard setback.

The site is surrounded by larger (20,000+ sq. ft.) single-family hillside residences.

**Figure 1: Vicinity Map**



## PROJECT DESCRIPTION

The project proposes to remove an existing covered side yard porch and built-in planter and extend the existing kitchen and dining room area. Twenty-three square feet (23 sq. ft.) of the proposed new 190 sq. ft. kitchen and dining room addition would encroach 3' into the required 12.5' interior side yard setback. The project also proposes a 30 sq. ft. foyer addition and 525 sq. ft. of new uncovered decking along the front and street side elevations which comply with the R20-H District setback requirements though still require an administrative-/staff-level Environmental and Design Review Permit for uncovered decking greater than 100 sq. ft. on hillsides.

## ANALYSIS

### Grading

There are no grading impacts for the proposed project encroachment in that the kitchen and dining area addition would be constructed directly above, or on top of, the existing attached garage, which is already encroaching approximately 4' into the required interior side yard setback. The proposed addition would not encroach beyond the existing exterior walls of the attached garage.

## **Hillside Design Guidelines**

The Hillside Design Guidelines provide no additional direction on setback reductions beyond the standard prescribed in SRMC Section 14.12.030(B).

## **PLAN CONSISTENCY**

### **General Plan 2040 Consistency:**

The project is consistent with the General Plan 2040 policies, in that; a) the project is being reviewed appropriately through design review and review of the Hillside Residential Design Guidelines (*Community Design and Preservation Element Policy CDP-1.3A; Hillside Residential Design Guidelines*); and b) the project will provide for effective public involvement in the review of the project through the noticing of all meetings and hearings (*CDP-4.2; Public Involvement in Design Review*).

### **Zoning Ordinance Consistency:**

#### Chapter 4 – Residential Districts

The project is consistent with the property development standards for the R20 District, including maximum lot coverage. The site is allowed a maximum 3,179 sq. ft. of lot coverage, based on 10,598 sq. ft. of lot area, and the project proposes to increase lot coverage from 2,256 sq. ft. to 2,647 sq. ft.

#### Chapter 12 – Hillside Development Overlay (-H) District

##### *SRMC Section 14.12.030(B) – Setbacks*

The site is located within the Hillside Development Overlay (-H) District, which allows structures to encroach into the required yard or setback for a distance not more than one-half (1/2) with recommendation from the Design Review Board that the decrease minimizes the impact of hillside development and grading. The project minimizes impacts on hillside development, in that; it will not encroach any further into the required side yard setback beyond the existing attached garage. The existing garage encroaches 4' into the 12.5' side yard setback while the project proposes to locate the proposed kitchen and dining room addition above the garage while encroaching 3' into the same side yard setback. Since the project proposes to locate the kitchen and dining room addition above the existing garage, it will result in no grading impacts to the site. Additionally, if the setback reduction is recommended for approval, an equal or compensating increase is required in the opposing setback. The underlying R20 District requires a 12.5' side/street side yard setback. The project proposes to decrease the interior side yard setback 3', from 12.5' to 9.5', while correspondingly increasing the street side yard setback 3', from 12.5' to 15.5'. This reduction is allowed with a recommendation of the Board.

##### *SRMC Section 14.12.030(C) – Natural State*

Parcels located within the Hillside Development Overlay (-H) District are required to maintain a minimum percentage of the lot in its natural state area, undeveloped and undisturbed. The required natural state is calculated as 25% of the lot area plus the average cross-slope, which is not to exceed 85%. The subject site is required to maintain a minimum 52.25% of the lot, or 5,532 sq. ft., in its natural state (25% + 27.25% average slope). The project proposes no change in the existing natural state; the project proposes to maintain 55.25% of the lot, or 5,533 sq. ft., in a natural state, which complies with the hillside development standards.

## **NEIGHBORHOOD CORRESPONDENCE**

Notice of hearing for the project has been conducted in accordance with noticing requirements contained in Chapter 29 of the Zoning Ordinance. A Notice of Public Hearing was mailed to all property owners and occupants within a 300-foot radius of the project site, the Fairhills Property Owners Association, and all other interested parties a minimum of 15 calendar days prior to the date of this hearing. Additionally,

notice was posted on the project site, at the southeast corner of the Fairhills Dr. and Rustic Way intersection, a minimum of 15 calendar days prior to the date of the Board meeting.

As of the writing of this staff report, staff has received no public comments.

## **RECOMMENDATION**

Staff recommends the Board recommend approval for this project based on the items discussed above. The proposed addition to the single-family residence, which encroaches 3' into the required 12.5' interior side yard setback, would create no grading impacts and, therefore, minimizes hillside development impacts.

## **EXHIBITS**

1. Plans

Project Description:

- New square footage added above existing garage and front porch
- Reconfigure/Remodel existing interior w/new flooring, finishes, fixtures, lighting ect.
- Replace existing windows and siding
- New wood deck at Living Room
- New outdoor shower at Master Bedroom Wardrobe

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A0.2	Existing Site Plan
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A3.2	Exterior Elevations West
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Civil	
1	Boundary Survey

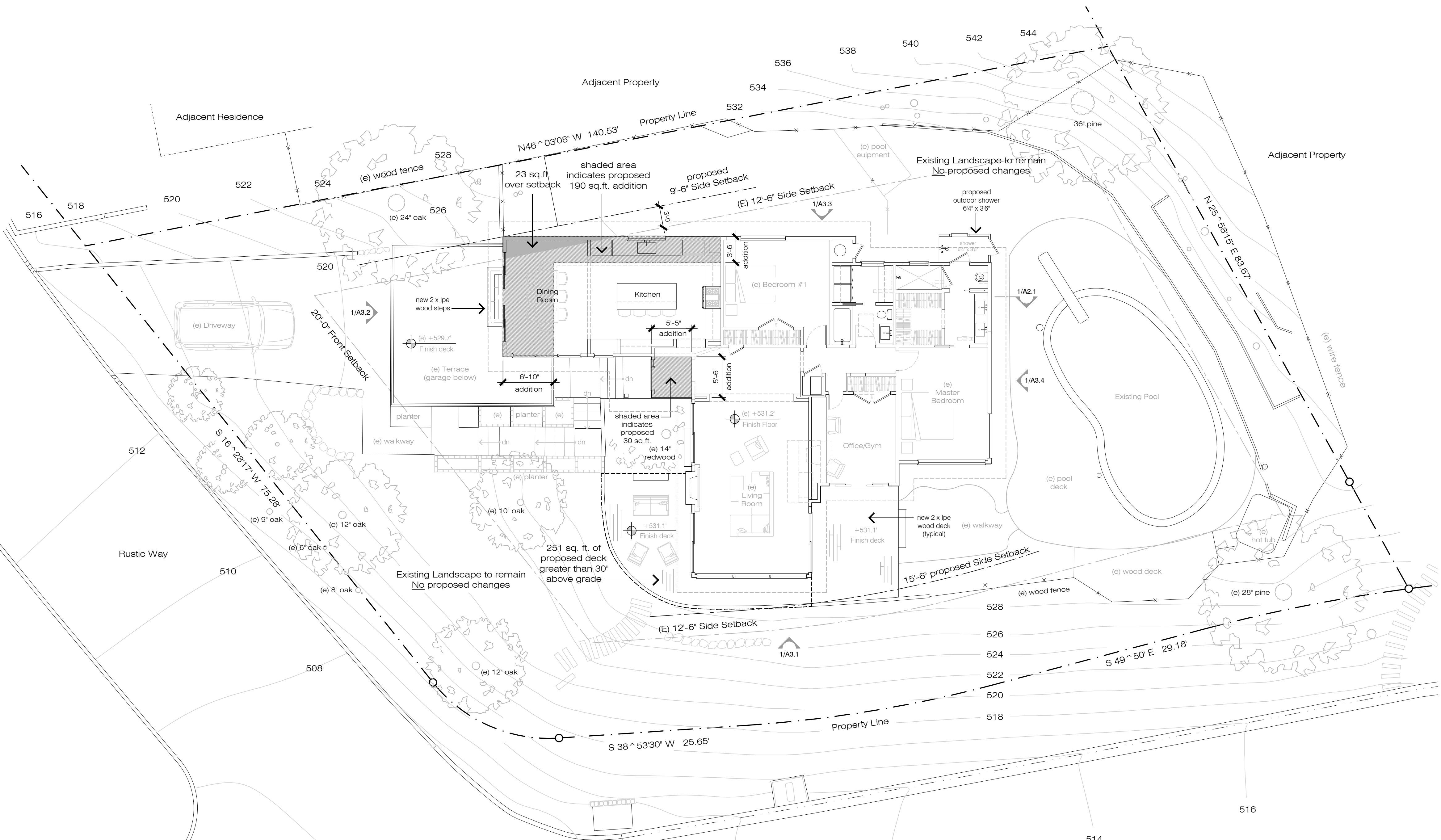
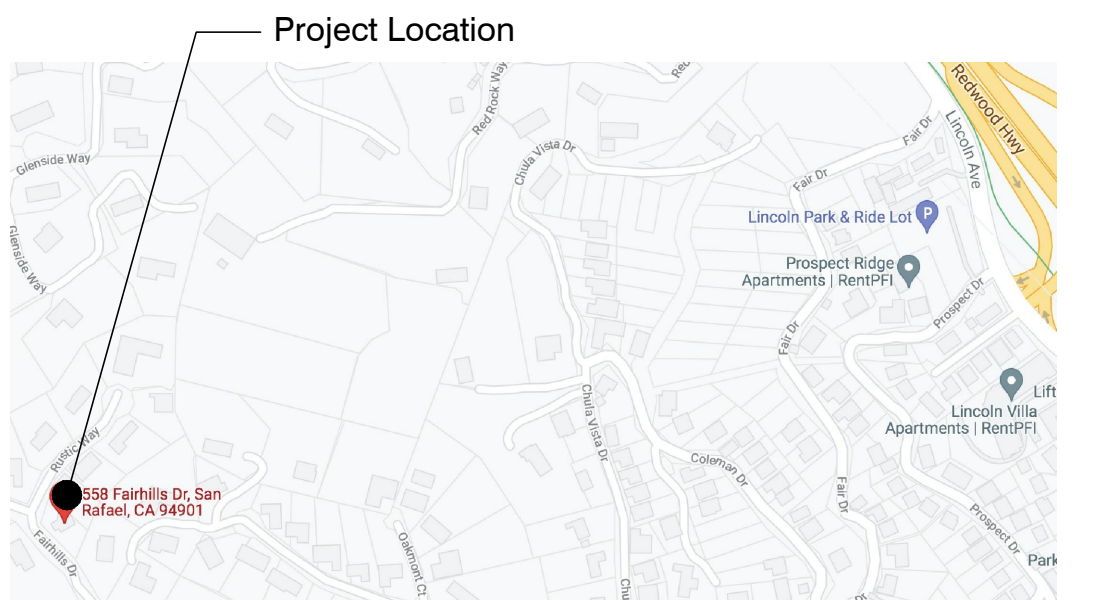
Project Directory:

Owners	Architectural Designer	Land Surveyor
Jake & Bridget Peterson 558 Fairhills Drive San Rafael, California 94901 Phone: 415-	Darin Stroop 1472 Filbert Street #604 San Francisco, California Phone: 415-939-8440 email: darin1472@gmail.com	Philip A. Danksin & Assoc. Sonoma, California Phone: 707-938-2520 email:

Project Data:

ASSESSOR'S PARCEL NUMBER:	010-101-01
ZONING DISTRICT:	R20-H Single Family Residential (Hillside Development Overlay District)
TYPE OF CONSTRUCTION:	-
AVERAGE SLOPE:	27.25
SAN RAFAEL FIRE DEPARTMENT	
Existing Floor Area:	
Main Floor:	1,684 Sq. Ft.
Garage:	480 Sq. Ft.
Total:	2,164 Sq. Ft.
Existing covered Porches:	92 Sq. Ft.
Existing terrace above garage:	480 Sq. Ft.
Proposed Floor Area:	
Main Floor (existing)	1,684 Sq. Ft.
fireplace/chimney (removed)	-3 Sq. Ft.
proposed addition	+220 Sq. Ft.
Total:	1,901 Sq. Ft.
Total with Garage:	2,381 Sq.Ft.
Covered Entry Porch:	20 Sq.Ft.
New wood deck at living room:	432 Sq.Ft.
New wood deck at outdoor shower:	26 Sq.Ft.
Total:	458 Sq.Ft.
Area of proposed decks greater than 30" above grade:	251 Sq.Ft.
Existing Lot Area:	10,598 Sq. Ft
Lot Coverage: 30% of lot size	
30% x 10,598 sq. ft. = 3,179 sq. ft. allowed	
2,256 sq. ft. existing	
2,632 sq. ft. proposed	
Gross Building Square Footage:	
2,500 sq. ft. + 10% of lot (1,060 sq.ft.) = 3,560 sq. ft. allowed	
2,164 sq. ft. existing	
2,381 sq. ft. proposed	
On Site parking:	NO Proposed Changes - 2 existing (1 covered)

Vicinity Map:



Natural State  
 25% + average slope 27.25% = 52.2% of property required to remain in its natural state  
 Existing house, garage, porch, driveway, walkways, steps, pool, pool decks, Proposed addition and decks = 5,065 sq. ft.  
 Total lot area: 10,598 sq. ft. - 5,065 sq. ft. = 5,533 sq.ft.  
 Natural State Required: 52.2% = 5,532 sq.ft.  
 Natural State Proposed: 52.2% = 5,533 sq.ft.

1/8" = 1'-0"



Peterson Residence

558 Fairhills Drive, San Anselmo, California 94901

APN: 010-101-01

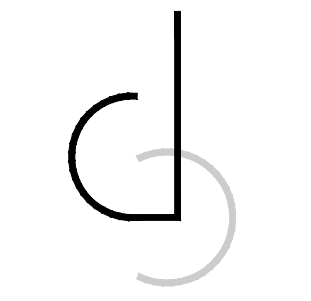
Cover Sheet Site Plan

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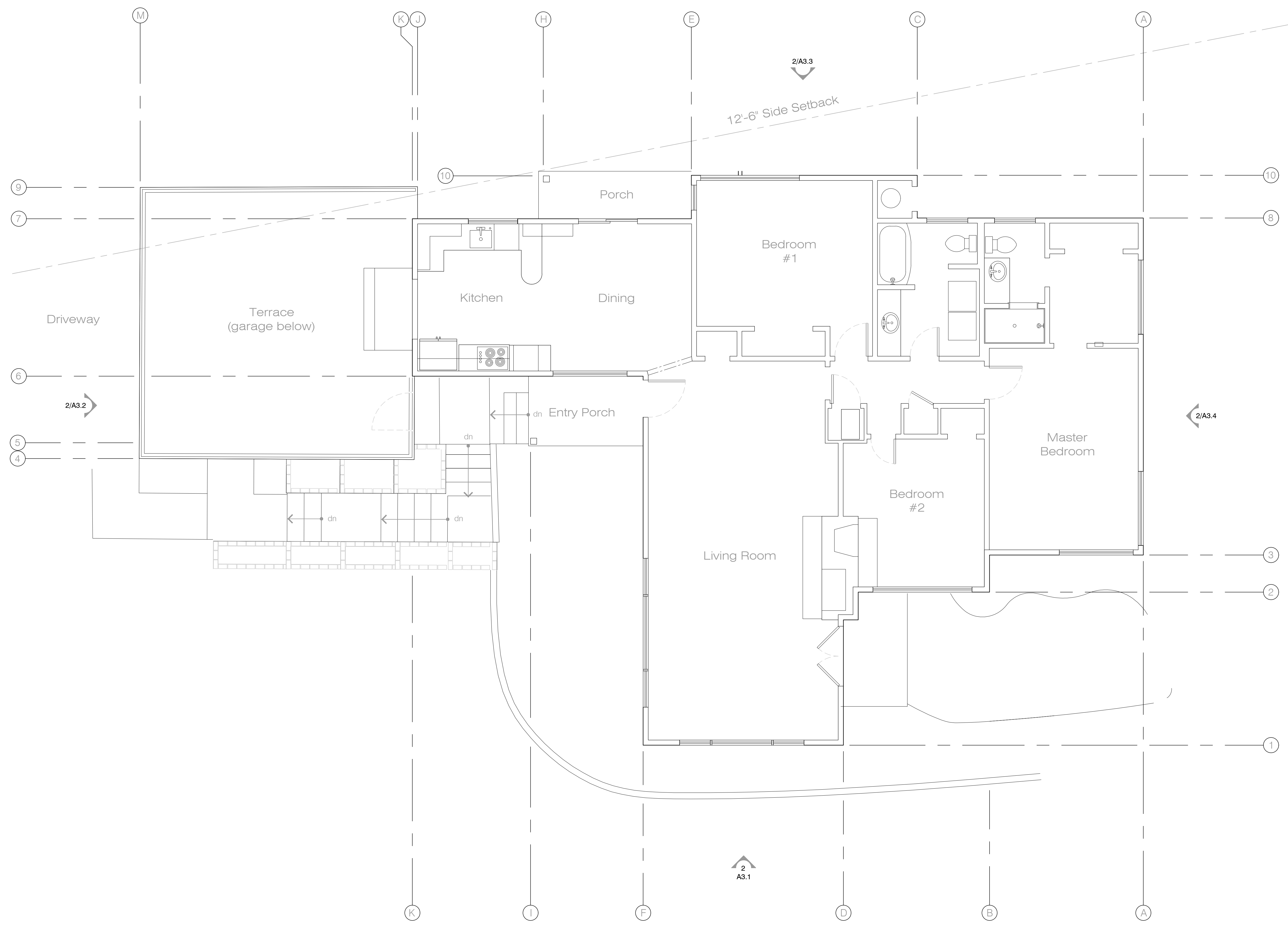
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San Anselmo, California  
94901

APN: 010-101-01

Existing Floor Plan

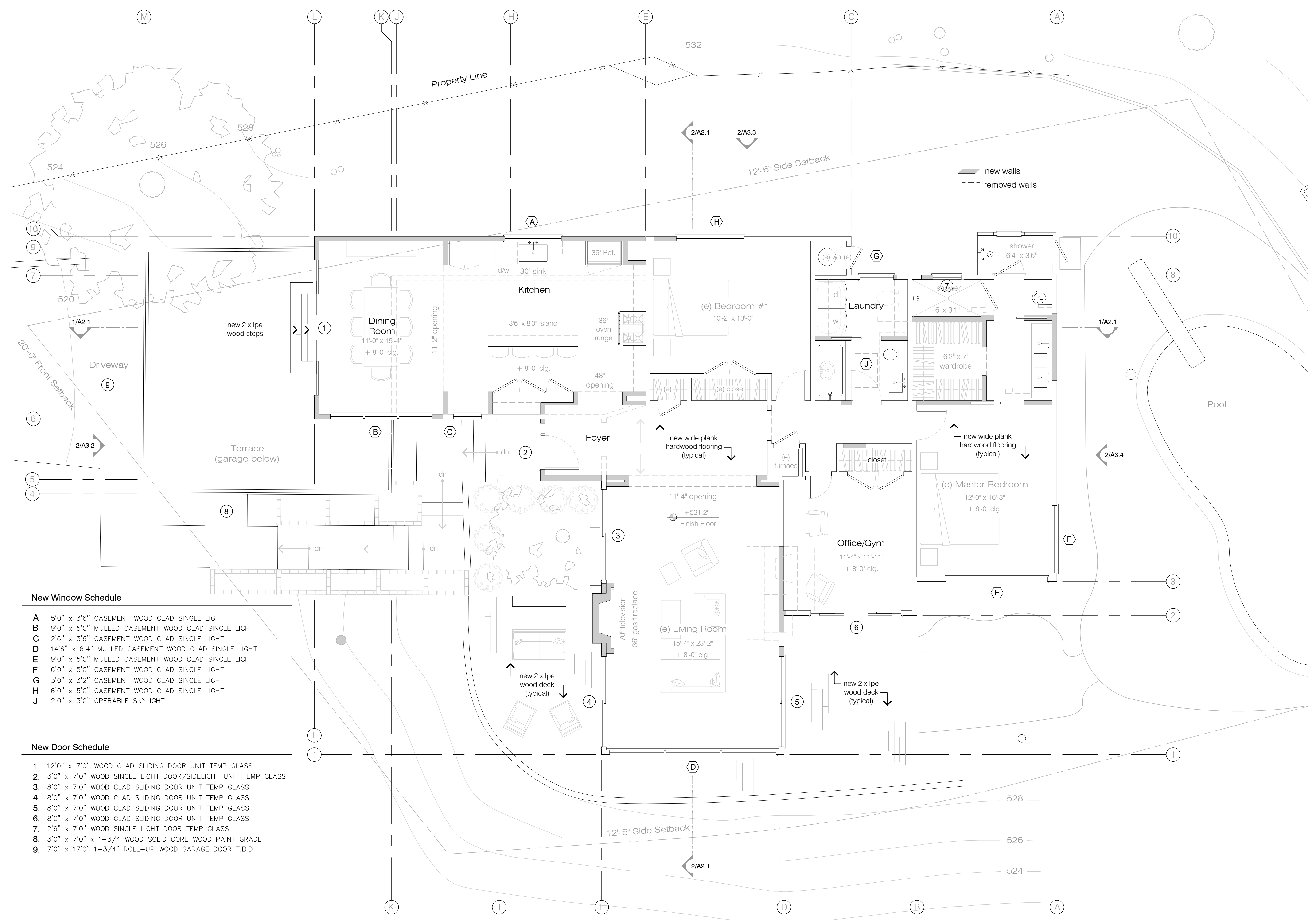
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Existing Floor Plan 1

1/4" = 1'-0"

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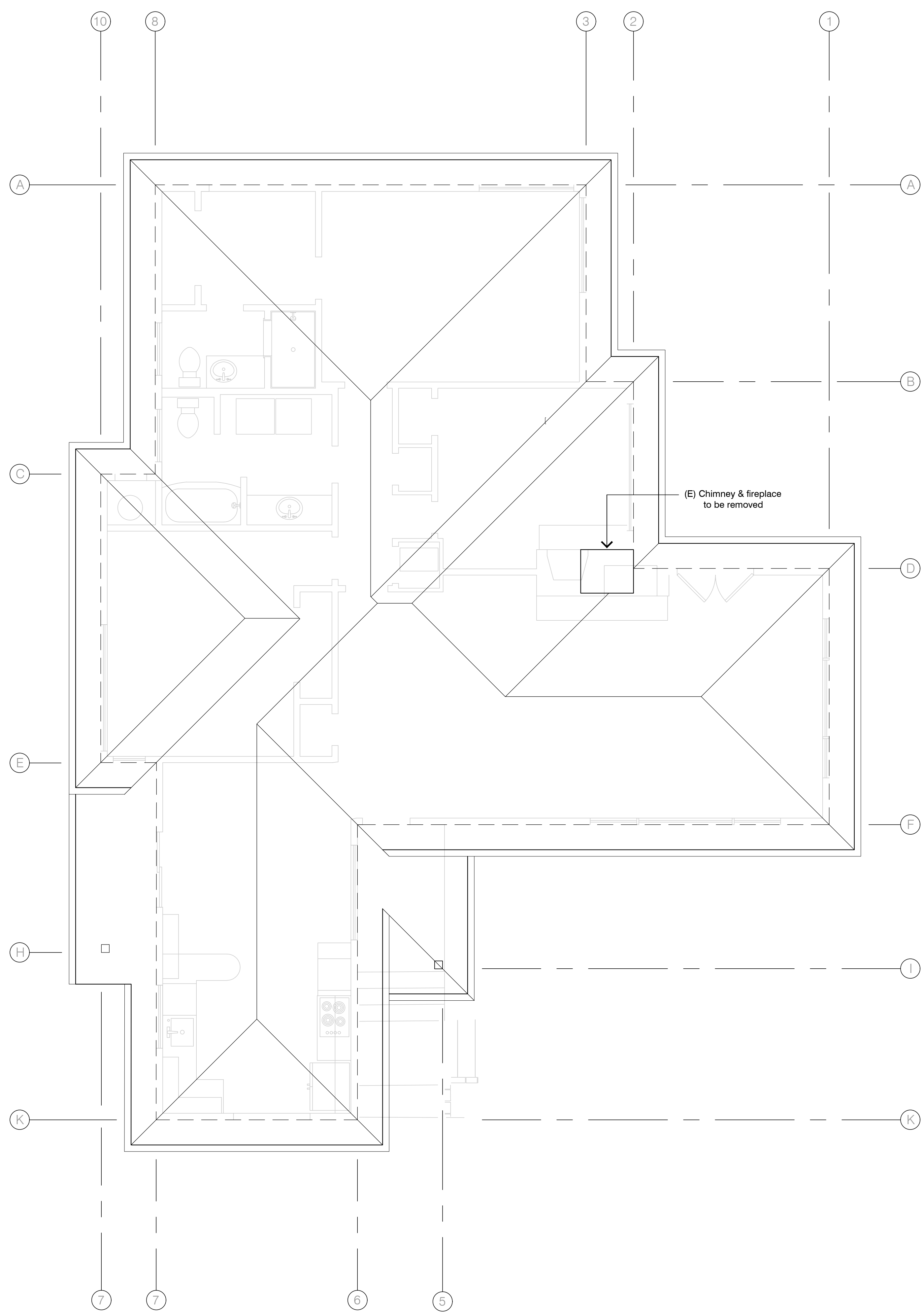


**New Window Schedule**

- A 5'0" x 3'6" CASEMENT WOOD CLAD SINGLE LIGHT
- B 9'0" x 5'0" MULLED CASEMENT WOOD CLAD SINGLE LIGHT
- C 2'6" x 3'6" CASEMENT WOOD CLAD SINGLE LIGHT
- D 14'6" x 6'4" MULLED CASEMENT WOOD CLAD SINGLE LIGHT
- E 9'0" x 5'0" MULLED CASEMENT WOOD CLAD SINGLE LIGHT
- F 6'0" x 5'0" CASEMENT WOOD CLAD SINGLE LIGHT
- G 3'0" x 3'2" CASEMENT WOOD CLAD SINGLE LIGHT
- H 6'0" x 5'0" CASEMENT WOOD CLAD SINGLE LIGHT
- J 2'0" x 3'0" OPERABLE SKYLIGHT

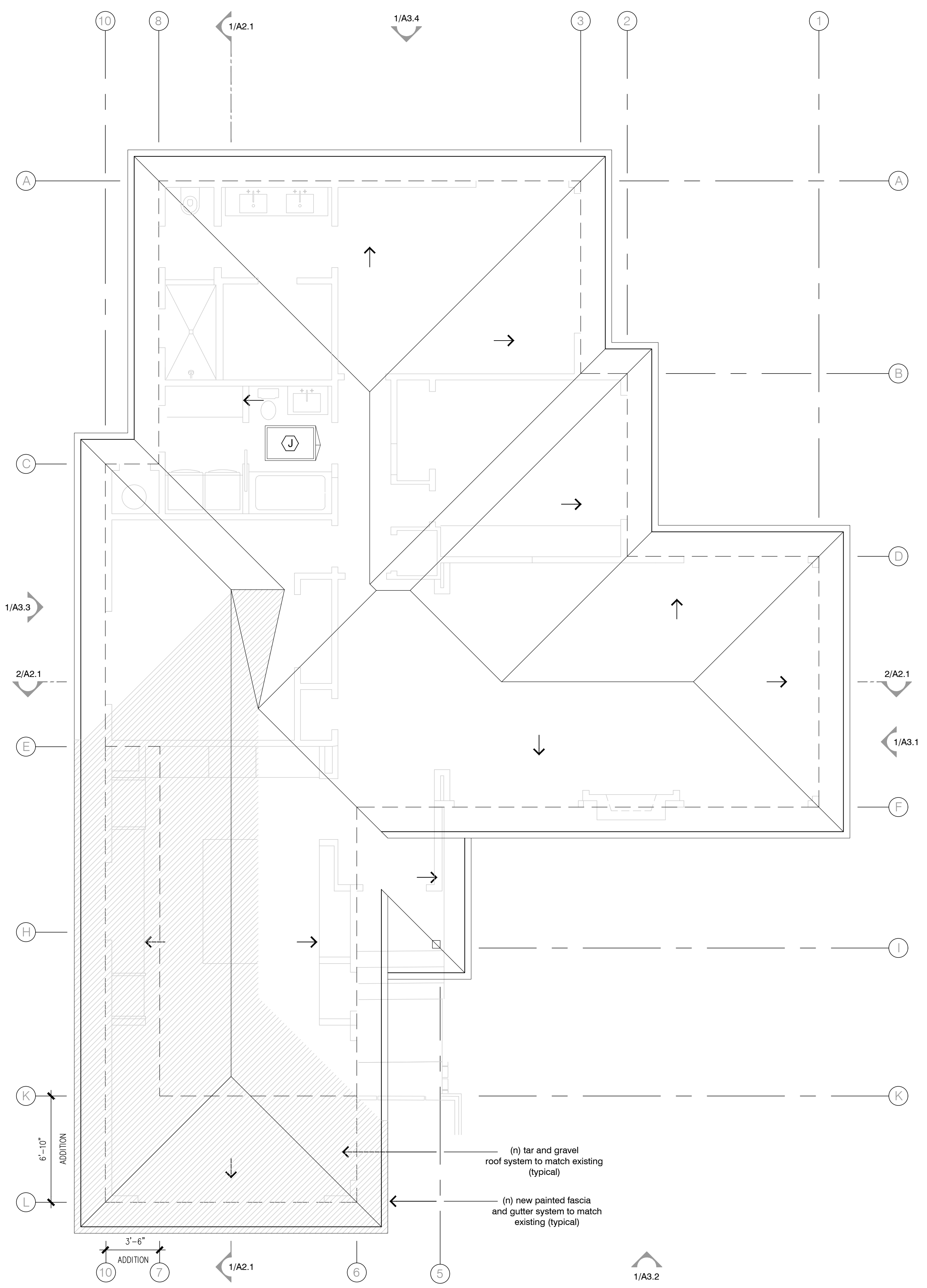
**New Door Schedule**

- 1. 12'0" x 7'0" WOOD CLAD SLIDING DOOR UNIT TEMP GLASS
- 2. 3'0" x 7'0" WOOD SINGLE LIGHT DOOR/SIDELIGHT UNIT TEMP GLASS
- 3. 8'0" x 7'0" WOOD CLAD SLIDING DOOR UNIT TEMP GLASS
- 4. 8'0" x 7'0" WOOD CLAD SLIDING DOOR UNIT TEMP GLASS
- 5. 8'0" x 7'0" WOOD CLAD SLIDING DOOR UNIT TEMP GLASS
- 6. 8'0" x 7'0" WOOD CLAD SLIDING DOOR UNIT TEMP GLASS
- 7. 2'6" x 7'0" WOOD SINGLE LIGHT DOOR TEMP GLASS
- 8. 3'0" x 7'0" x 1-3/4" WOOD SOLID CORE WOOD PAINT GRADE
- 9. 7'0" x 17'0" 1-3/4" ROLL-UP WOOD GARAGE DOOR T.B.D.



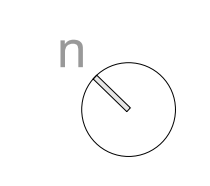
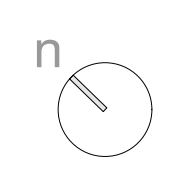
Existing Roof Plan 2

1/4" = 1'-0"

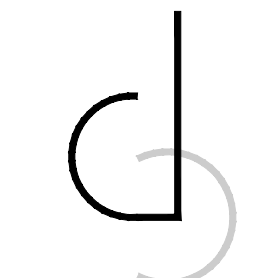


Proposed Roof Plan 1

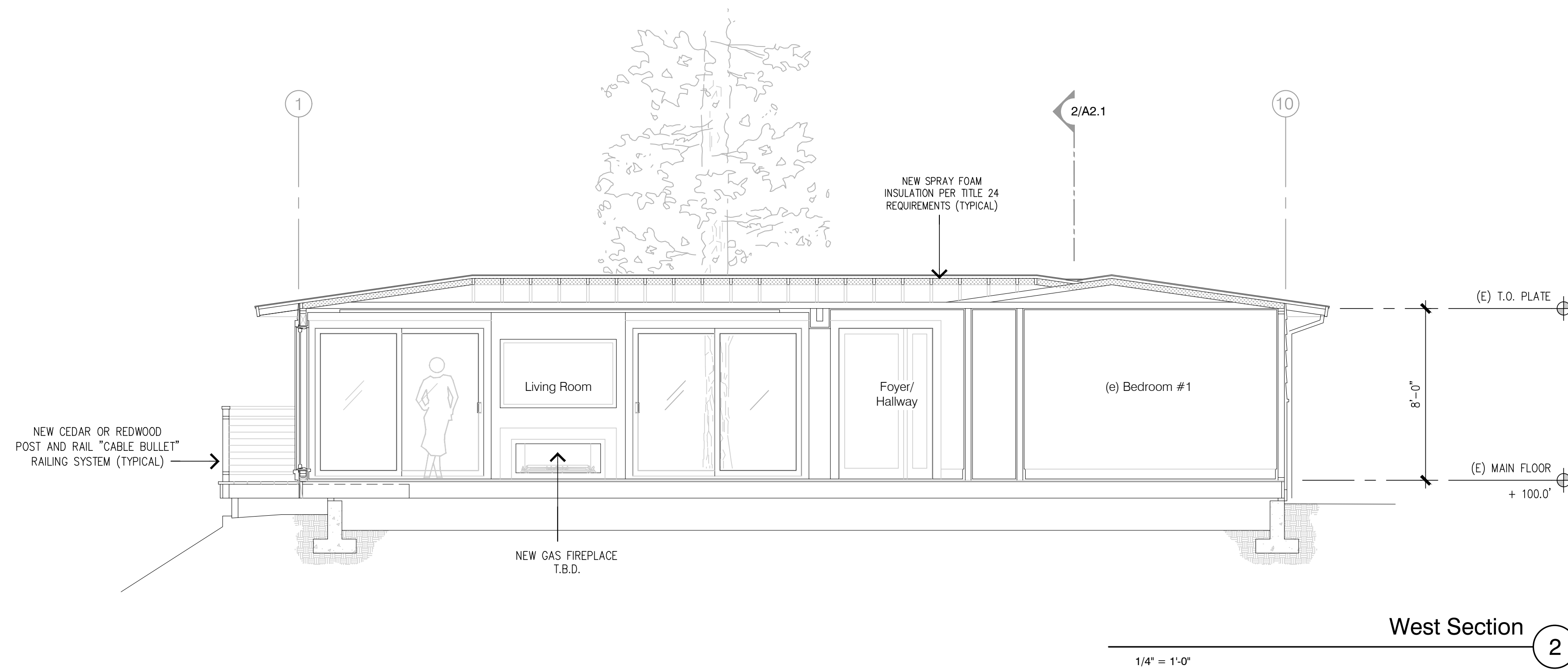
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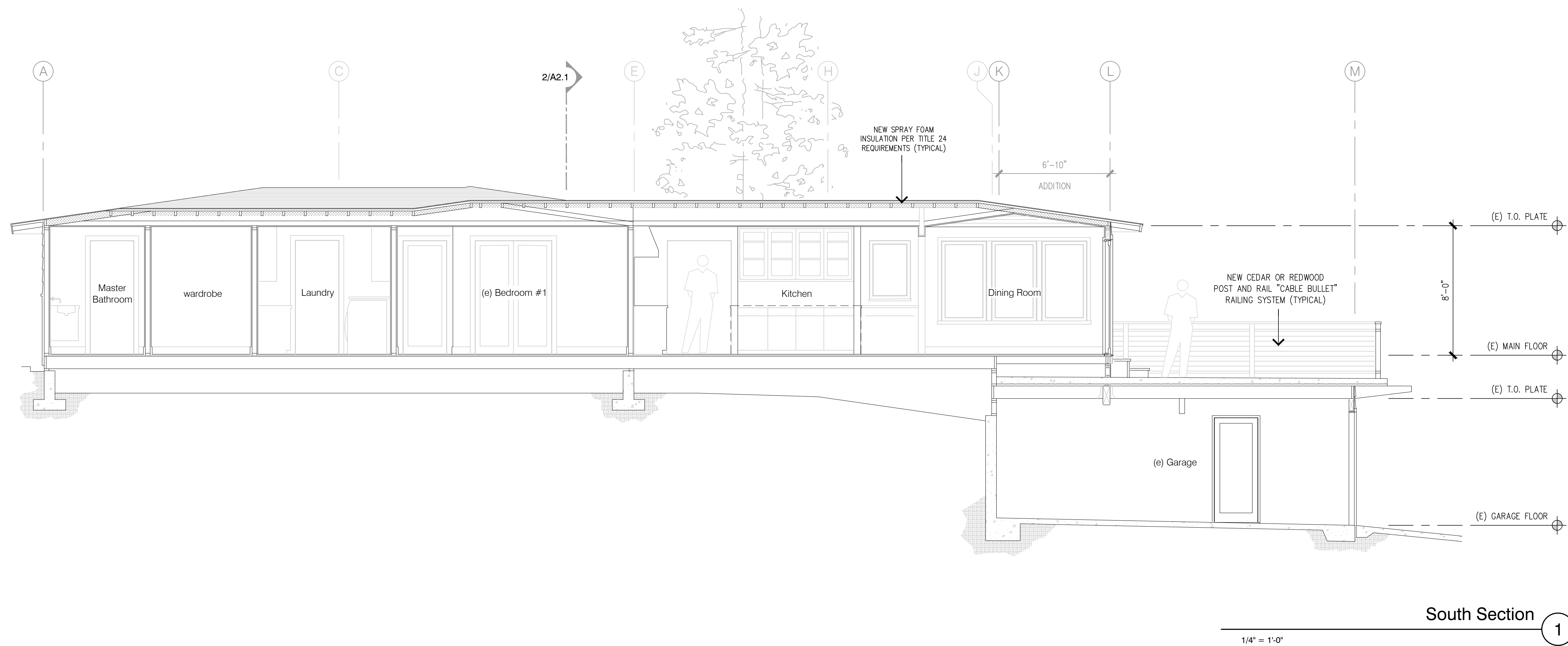




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West Section 2  
 1/4" = 1'-0"



South Section 1  
 1/4" = 1'-0"

Peterson Residence

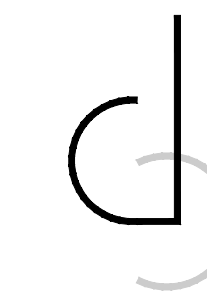
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 San Anselmo, California  
 94901

APN: 010-101-01

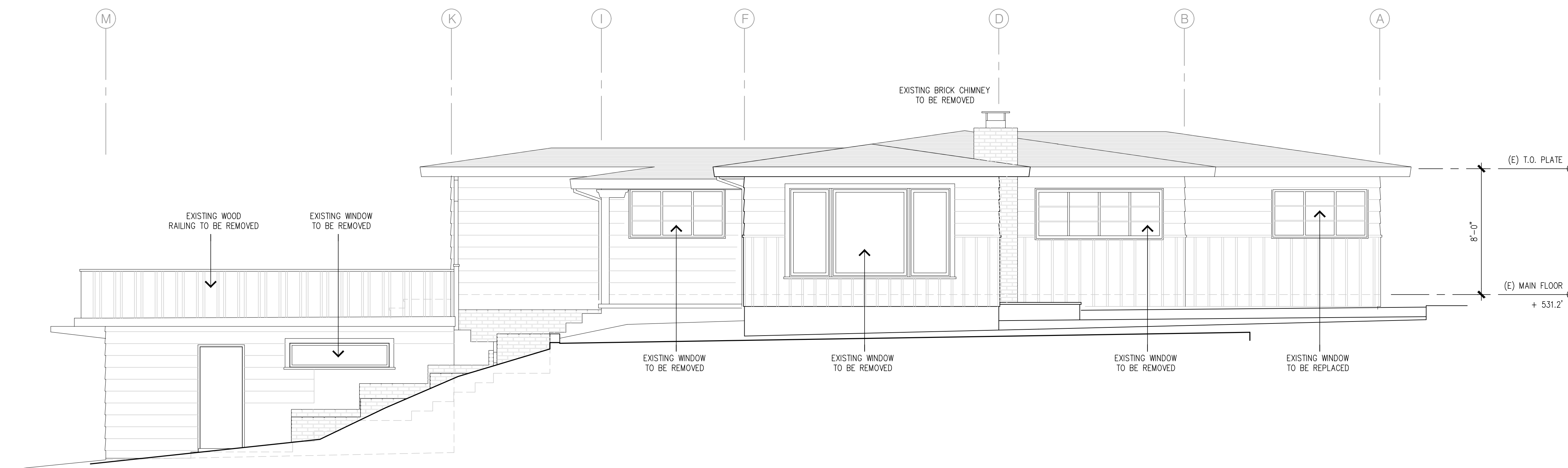
Sections

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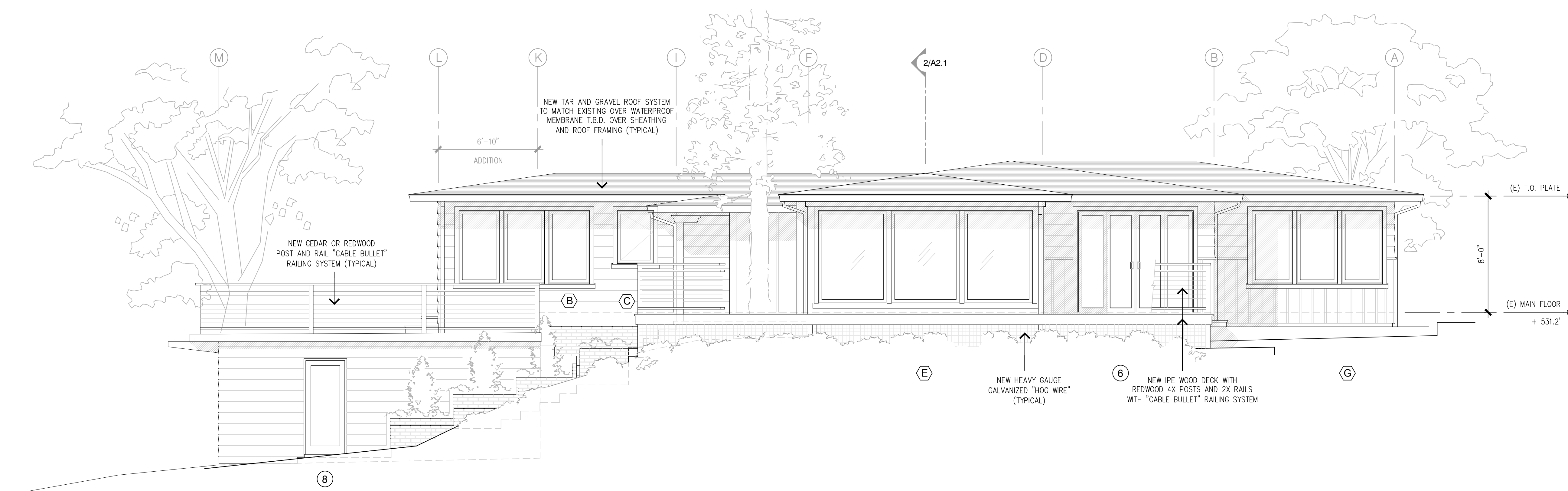


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Existing South Elevation 2

1/4" = 1'-0"



Proposed South Elevation 1

1/4" = 1'-0"

Peterson  
 Residence

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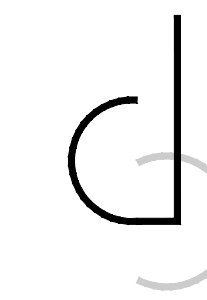
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South  
 Exterior  
 Elevations

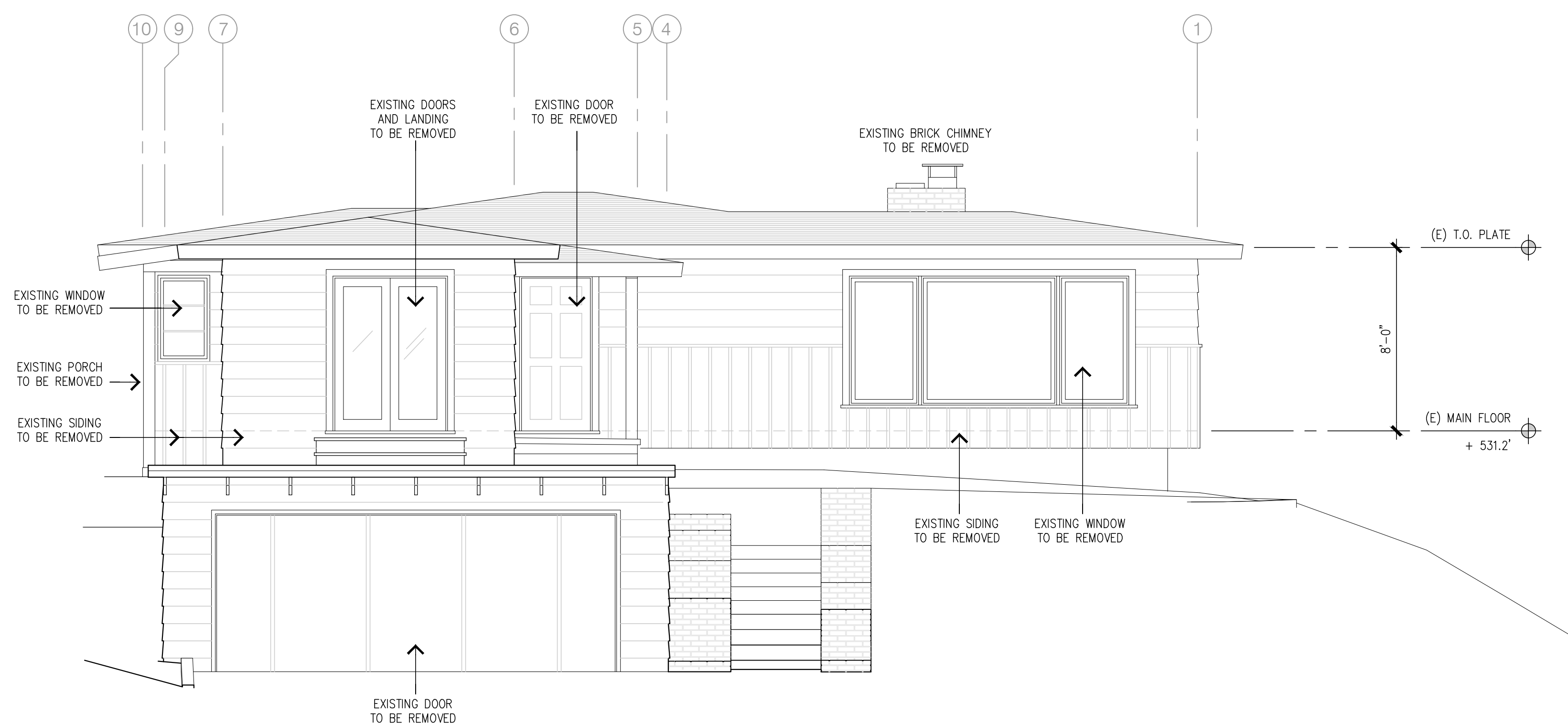
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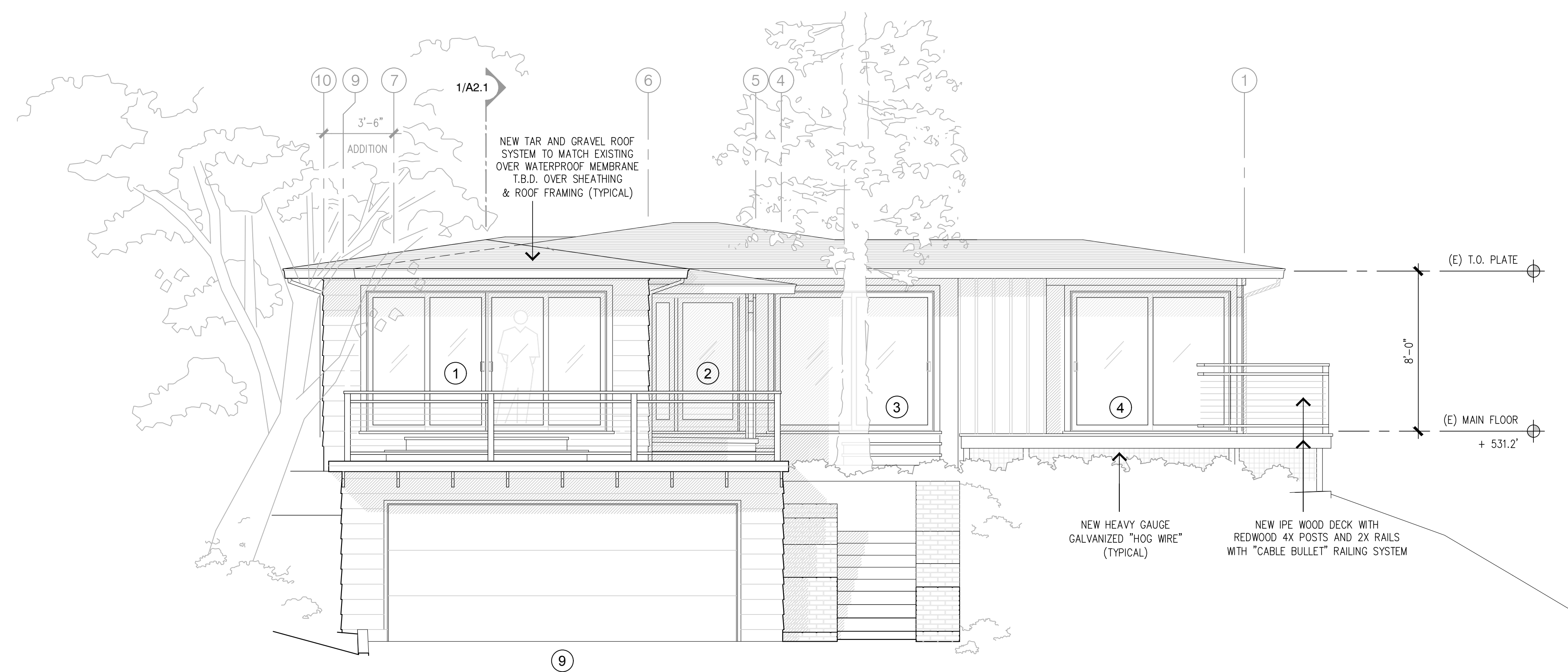


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Existing West Elevation 2

1/4" = 1'-0"



Proposed West Elevation 1

1/4" = 1'-0"

Peterson  
 Residence

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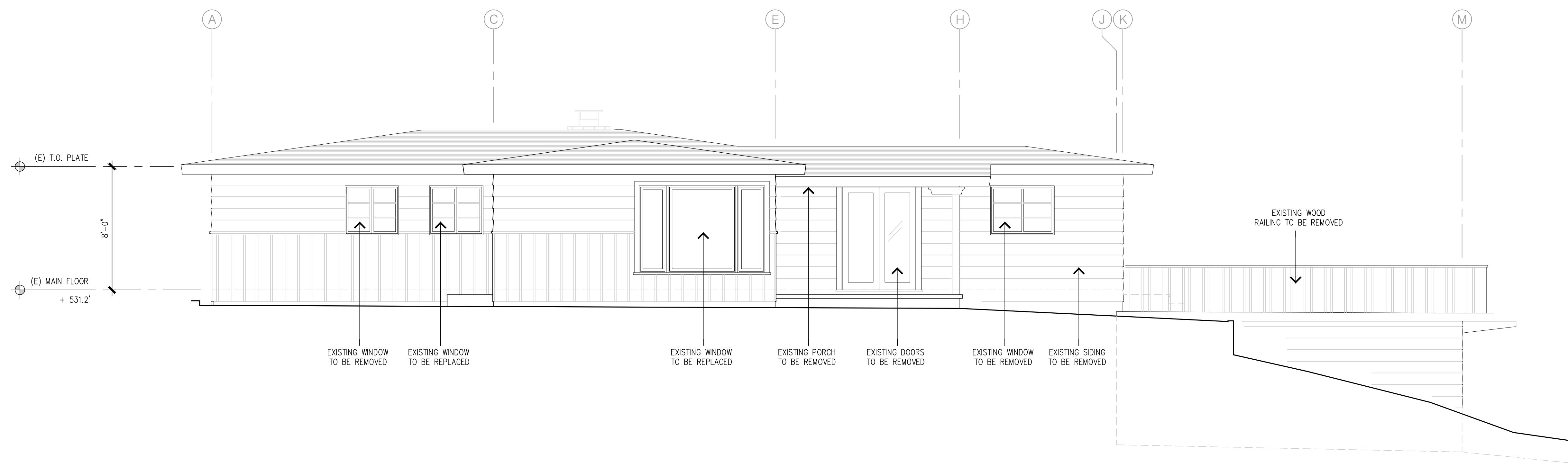
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West  
 Exterior  
 Elevations

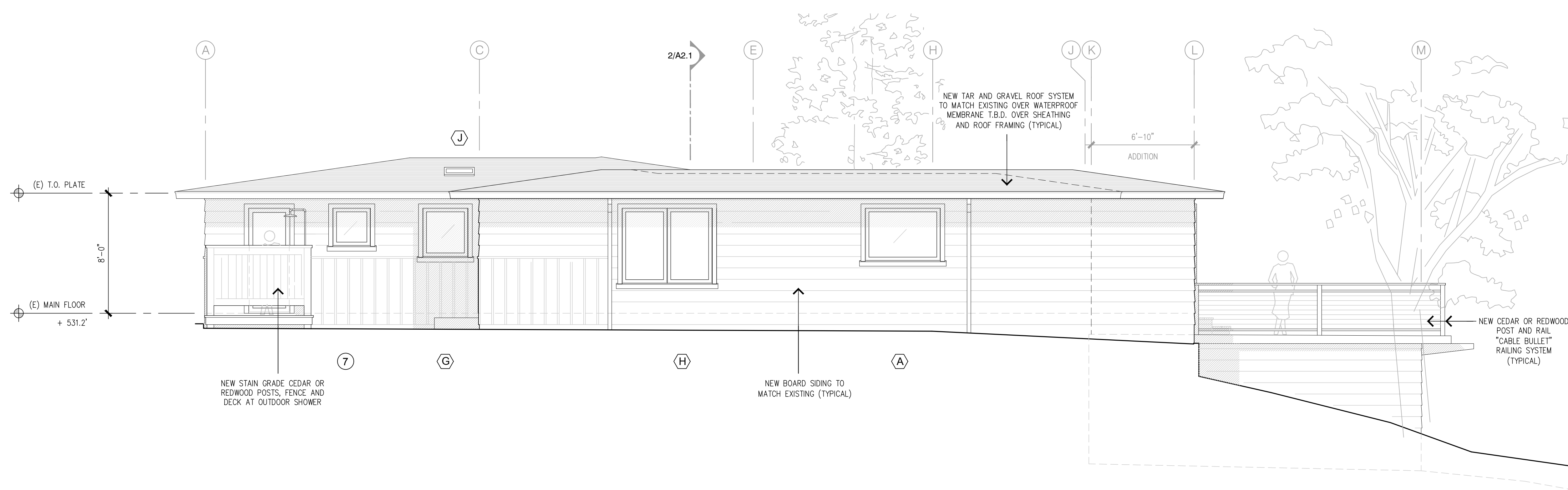
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Existing North Elevation 2



Proposed North Elevation 1

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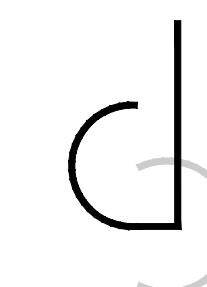
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North Exterior Elevations

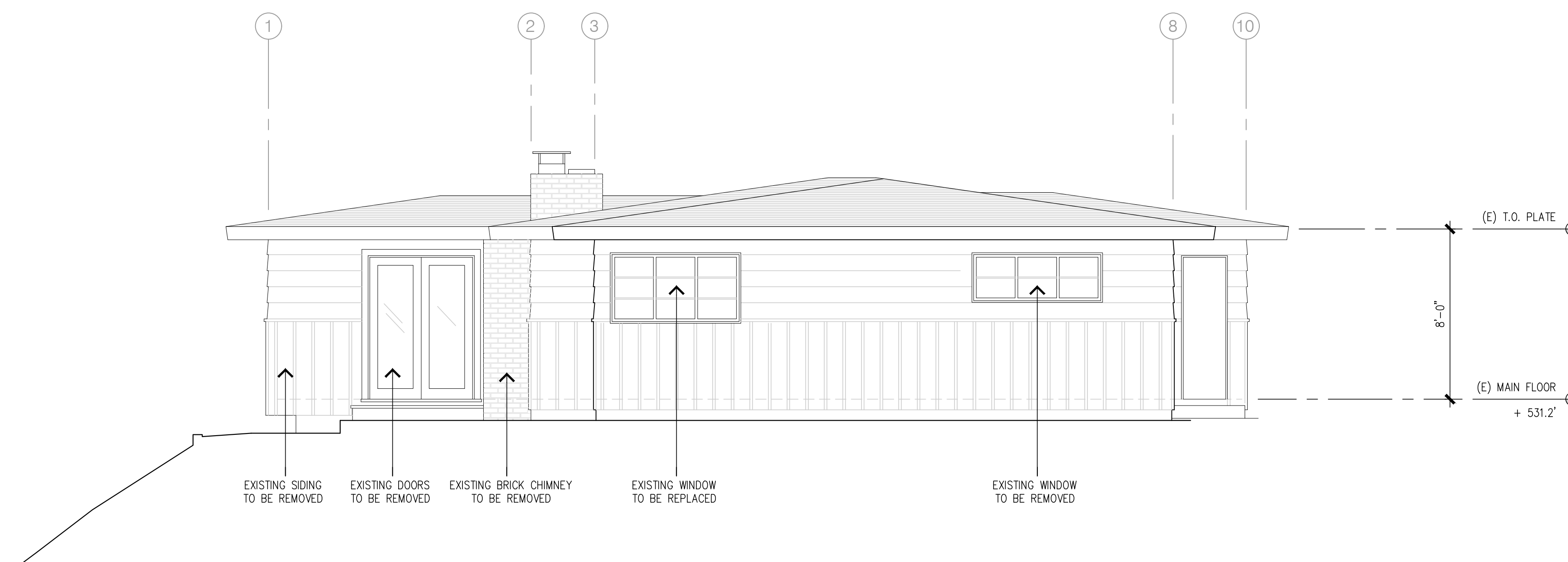
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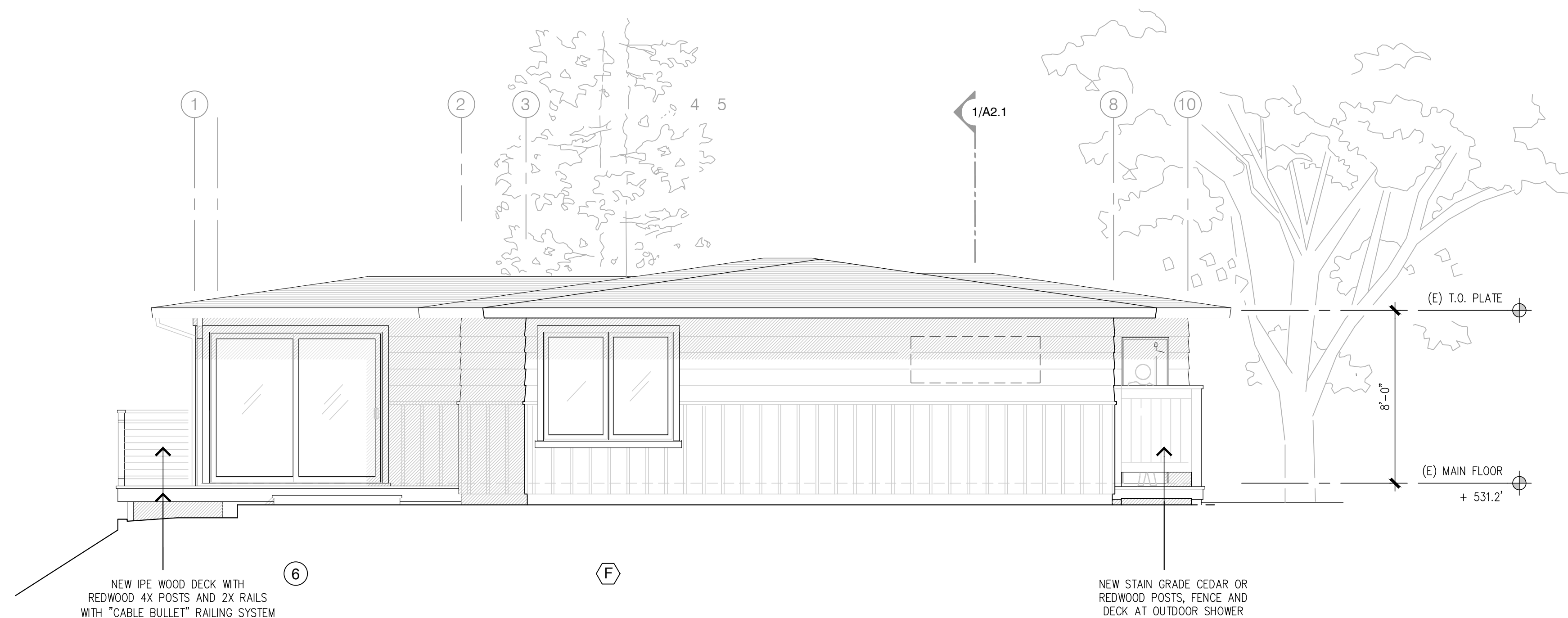


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Existing East Elevation 2

1/4" = 1'-0"



Proposed East Elevation 1

1/4" = 1'-0"

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East  
 Exterior  
 Elevations

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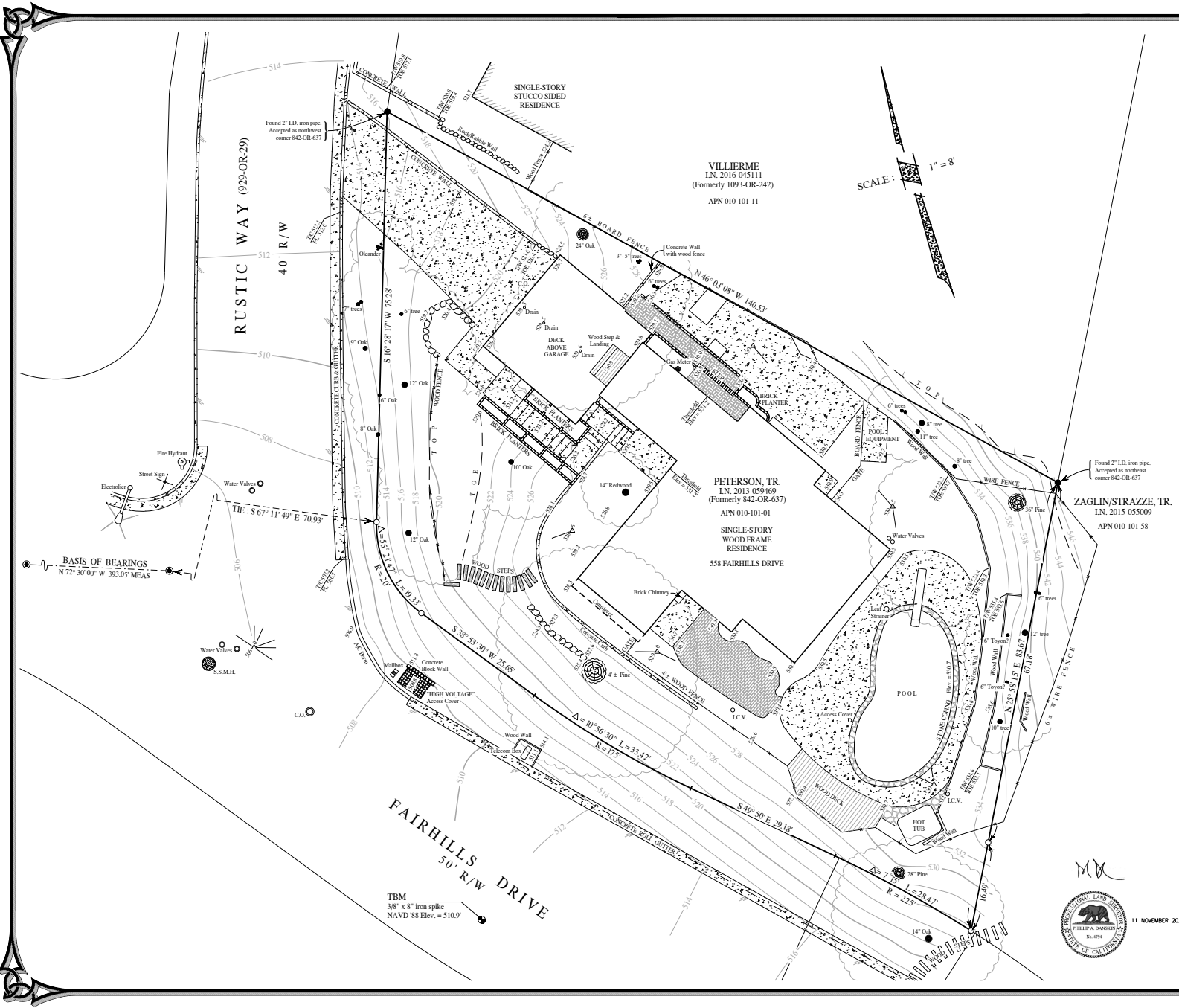
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**NOTES**

- 1). All distances and elevations shown are in feet and decimals thereof.
- 2). Datum for this survey is NAVD 88 based upon an OPUS solution of GPS observations (5.4 hours on October 29, 2020). Temporary Bench Mark (TBM) is set 3/8" iron spike having an NAVD 88 elevation of 510.9', as shown.
- 3). Contour interval is 2 feet. Dashed contours are approximate.
- 4). Only trees having a diameter of 6" or larger delineated, save those employed for elevation purposes.
- 5). Eaves, down spouts, irrigation etc. not in scope of services.
- 6). Boundary lines shown are per field survey performed by this firm. Record of Survey pending. Easements, recorded or otherwise, may exist and are not in scope of services.
- 7). This plat has been prepared at a scale of 1" = 8' (1:96), with field procedures/accuracies conforming with such scale. Use of this plat at any other scale may not meet national mapping standards. Therefore, this firm accepts no liability and/or responsibility as to the accuracy of this plat, or any part thereof, should it be enlarged.
- 8). Although this plat has been formatted in AutoCAD (.DWG), it is for the convenience of the design professionals. This firm's "Work Product" is this plat prepared to a scale of 1" = 8' on bond media. This is not a valid survey without the surveyor's original signature and embossed raised seal.
- 9). For value received, I, Phillip A. Danskin, have prepared this plat for the exclusive use of Jake & Bridget Peterson and/or their legal representative. Use or reliance on this plat by any party other than Jake & Bridget Peterson, or their legal representative is forbidden without permission in writing from Phillip A. Danskin, whose seal and signature are shown herein.
- 10). Copyright 2020 - Phillip A. Danskin.



**LEGEND**

- Denotes found standard street monument with 3/4" iron pipe and tag, unreadable, found per 2003-M-317
- Denotes set 3/4" LD, galvanized iron pipe with plastic plug DANSKIN PLS 4794
- Denotes found monument as noted
- Denotes random survey control point with corresponding elevation
- Denotes spot elevation
- C.O. Denotes clean-out
- FL Denotes flow-line
- I.C.V. Denotes irrigation control valve
- T.C. Denotes top of curb
- S.S.M.H. Denotes sanitary sewer access cover
- Denotes fence, as noted
- Denotes stone wall
- Denotes concrete
- - - - Denotes approximate drip-line

**TOPOGRAPHIC MAP**

OF LANDS CONVEYED TO  
 JAKE A. & BRIDGET G. PETERSON  
 TRUSTEES OF THE  
 PETERSON FAMILY TRUST  
 AS DESCRIBED IN  
 OFFICIAL RECORDS INSTRUMENT No. 2013-059469  
 MARIN COUNTY RECORDS  
 CITY OF SAN RAFAEL

MARIN COUNTY CALIFORNIA  
 NOVEMBER 2020 SURVEY No. 1151

PREPARED BY  
**PHILLIP A. DANSKIN & ASSOCIATES**  
 LAND SURVEYOR  
 SONOMA, CALIFORNIA  
 (707) 938-2520



11 NOVEMBER 2020

BASIS OF BEARINGS  
 N 72° 30' 00" W 393.05' MEAS

TBM  
 3/8" x 8" iron spike  
 NAVD 88 Elev. = 510.9'