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PLANNING AND BUILDING DEPARTMENT

Planning Division, 525 San Anselmo Avenue, San Anselmo, California 94960 TOWN OF SAN ANSELMO
 Tel. (415)-258-4616/FAX 454-4683/email: planning@ci.san-anselmo.ca.us PLANNING, BLDG. PUBLIC WORKS

GENERAL PLANNING APPLICATION FORM

37

Job Site Address: 69 Center Blvd.	Assessor Parcel No.: 006-102- 11111	Zone: C-2
Property Owner(s) Name: William + Liz H. Muckelsson	Phone Numbers: Home: Work:	Fax Number: Cell Phone: E-Mail:
Mailing Address: P.O. Box 621	City: San Anselmo	State/Zip: CA 94979
Applicant(s) Name (contact person): Hiroyuki Makino	Phone Numbers: Home: 415-306-2442 Work: 415-459-6969	Fax Number: Cell Phone: 415-306-2442 E-Mail: shallwego69@gmail.com
Mailing Address: 69 Center Blvd	City: San Anselmo	State/Zip: CA 94960

TYPE OF APPLICATION/FEE	ACCOUNT	FEE
Planning Commission action application (Annexation, General Plan Amendment, Rezoning, Design Review*, Use Permit, Variance*, Subdivision, Parcel Split, Lot Line Adjustment* (*applications with an asterisk may be processed administratively as determined by Planning Division staff))	01.57.705	\$ 1,200 ⁽¹⁾⁽²⁾ 4600 91200
Environmental Review/Negative Declarations/ Environmental Impact Reports	01.57.705 01.24.20	\$ 1,620 ⁽³⁾⁽⁴⁾ Consultant cost plus 20%
Administrative Design Review (commercial)	01.57.705	\$ 360
Administrative Design Review (residential)	01.57.705	\$ 600
Ministerial Residential Second Unit	01.57.705	\$ 720 ⁽⁵⁾
Administrative Variance	01.57.705	\$ 720
Administrative Minor Exception	01.57.705	\$ 238
Administrative Sign Review (conforming)	01.57.705	\$ 119
Administrative Lot Line Adjustment	01.57.705	\$1,200
Administrative Lot Merger	01.57.705	\$ 238
Administrative Temporary Outdoor Display	01.57.705	\$ 100
Certificate of Compliance	01.57.705	\$ 1,200
Peer Review	01.24.30	Consultant cost plus 20%
Plan Storage	01.24.02	\$ 2 per/sheet
General Plan Maintenance Fee	01.57.710	10% of application fee 290
Planning Technology Fee	01.57.711	5% of application fee 180.20
Planning Training Fee	01.57.712	5% of application fee 90.10
Appeal (to Planning Commission or Town Council)	01.57.705	\$ 504
Additional Planning Deposit and Research Fee \$119/hr	01.24.20	
TOTAL APPLICATION FEE		\$ 2162.40

Notes:
See Planning Division Acknowledgement of Application Fees

DETAILED DESCRIPTION OF PROJECT: _____

GENERAL INFORMATION:

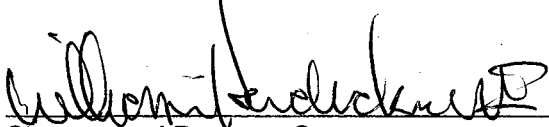
	EXISTING	PROPOSED
Lot Size		
Dwelling Size	Total: 1 st story: 2 nd story: Basement/other:	Total: 1 st story: 2 nd story: Basement/other:
Other Building Size	Total: 1 st story: 2 nd story: Basement/other:	Total: 1 st story: 2 nd story: Basement/other:
Parking ¹	Number of spaces & dimensions: Garage: Carport: Uncovered:	Number of spaces & dimensions: Garage: Carport: Uncovered:
Deck and Stairs	Deck: Stairs:	Deck: Stairs:
Porch		
Lot Coverage or FAR ²		
Dwelling/Building Height Above Average Grade (roof peak) ³		
Number of Stories ⁴		
Zoning		
Flood Zone		

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.

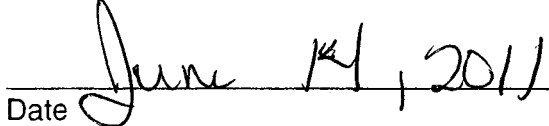
3. Average Grade: The average slope of the land in the building footprint only.
4. Stories: Reference "Story" handout



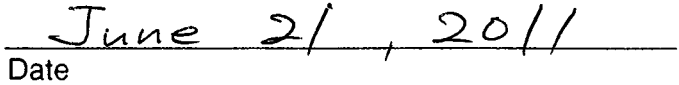
Signature of Property Owner



Signature of Applicant



Date



Date



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USE PERMIT SUPPLEMENTAL QUESTIONNAIRE

Administrative Review (Planning and Building Director): 1) Accessory use that is very low in scale, will not cause a significant increase in intensity of use of the property, and will not alter the primary use of the facility; and 2) Outdoor storage and display of merchandise, plants, and street furniture based upon one of the following: a) within all the commercial (C) districts: outdoor display and sale of merchandise for a limited time period, not exceeding thirty (30) consecutive days and not exceeding more than thirty (30) days in any one calendar year; and b) within all zoning districts: outdoor placement of plants and street furniture on public or private property in limited quantity which, in the opinion of the Planning and Building Director will not hinder the free use of the public sidewalk. Such plants and street furniture shall not bear signs, price tags, or other indications that the plants or street furniture is for sale or rent.

Planning Commission Review: The following applications are acted upon by the Planning Commission: 1) Any of the above applications referred by the Planning and Building Director; 2) All other use permit applications not identified above; and 3) Should a property require more than one planning application, and should any of those applications require Planning Commission review, then all planning applications associated with the property shall require Planning Commission review.

Complete the information below:

What is the most recent use of the building/tenant space prior to your occupancy? If this is an expansion of your existing use, so indicate.

The outside of the restaurant. Currently not use.

PROPOSED USE: Outside dining Area.

Number of employees associated with the use who would work on-site: 5

	Day of Operation? (Yes or No)	Hours of Operation	Maximum no. of employees on-site at any one time	No. of vehicular trips typically expected (include deliveries/pick ups)	Number of clients/customers typically expected
Sunday	Yes	5:00 - 9:00	2	2	5
Monday	No				
Tuesday	Yes	5:00 - 9:30	2	2	5
Wednesday	Yes	5:00 - 9:30	2	2	5
Thursday	Yes	5:00 - 9:30	2	2	5
Friday	Yes	5:00 - 10:00	3	3	8
Saturday	Yes	5:00 - 10:00	3	3	8

If this space in this table is inadequate for complete answers, attach this information.



Type of machines, equipment, materials used for business: Table, Chair, Parasol, Gate

Floor Area (square footage) of portion of the building intended for subject use:

Basement: _____ 1st Floor: 300 2nd Floor: _____ 3rd Floor: _____

For Second Living Units in Single Family Residential Zoning Districts:

What was the date the unit was established? _____

For All Use Permit Applications:

List why the establishment, maintenance, or operation of the use will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of the proposed use, or be detrimental or injurious to property or improvements in the neighborhood or to the general welfare of the Town: _____

For Gasoline Stations In All Commercial (C) Zoning Districts:

1) For Full Serve and Self-Service Gasoline Stations: Will all operations including storage, excepting service with gasoline, oil, air, and water be conducted within a closed building, as required by Code? _____ (yes or no).

2) For Self-Service Gasoline Stations: List why the granting of the use permit will not adversely affect the public health, safety, or welfare by either diminishing the availability of minor emergency health and safety services, including rest rooms and minor automobile repair: _____

For Uses in Limited Commercial (C-L) Zoning District:

1) Will the use generate traffic at a rate greater than: fifty (50) vehicle trip ends for each 1,000 gross square feet of gross leasable building area? _____

-OR-

2) Will the use generate traffic at a rate greater than the existing number of trips during the a.m. and p.m. peak hours generated by the existing use as of July 22, 1997 (the determination for vacant buildings will be the most recent use between February 26, 1991 and July 22, 1997) on Sir Francis Drake Boulevard (those numbers of traffic trips typically generated for existing and proposed uses shall be obtained from the current edition of Trip Generation, Institute of Transportation Engineers)? _____

For On-Sale and Off-Sale of Beer and Wine in Conjunction with the Sale of Motor Fuel:

List the substantial evidence in view of the whole record to justify the granting of a use permit: _____

Note that in addition to the standards listed in the state Business and Professions Code Licensing Restrictions, the Town has the authority to further condition this type of use permit.