



PLANNING DEPARTMENT

525 San Anselmo Avenue, San Anselmo, California 94960
 Tel. (415)-258-4616/FAX 454-4683/email: planning@townofsananselmo.net

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APR 18 2013

TOWN OF SAN ANSELMO

PLANNING BLDG. PUBLIC WORKS

GENERAL PLANNING APPLICATION FORM

Job Site Address: 136 ALYN AVENUE	Assessor Parcel No.: 007-092-25	Zone: R1
Property Owner(s) Name: DAVID & JENNIFER BOESEL	Phone Numbers: Home: 415-497-3383 Work:	Fax Number: Cell Phone: E-Mail: jboesel@fhallen.com
Mailing Address: 35 DEER PARK ROAD	City: FAIRFAX	State/Zip: CA / 94930
Applicant(s) Name (contact person): BRYAN MURDOCK	Phone Numbers: Home: Work: 415-717-4726	Fax Number: 415-381-0260 Cell Phone: E-Mail: bryan@murdockarchitecture.com
Mailing Address: 102 E. BLITHEDALE AVE. #2	City: MILL VALLEY	State/Zip: CA / 94941

TYPE OF APPLICATION/FEE	ACCOUNT	FEE	COSTS
Planning Commission: Annexation, General Plan Amend, Rezoning, Design Review* Use Permit, Variance*, Subdivision, Parcel Split, Lot Line Adjustment* Illuminated Sign Review, FAR Exception, Grading Permit	01.00.48057	\$ 1,200 ⁽¹⁾⁽²⁾	<u>1200</u>
Environmental Review/Negative Declarations/ Environmental Impact Reports	01.00.48057 01.00.20312	\$ 1,920 ⁽³⁾⁽⁴⁾ Consultant cost plus 20%	
Administrative Design Review (commercial)	01.00.48057	\$ 360	
Administrative Design Review (residential)	01.00.48057	\$ 600	
Ministerial Residential Second Unit	01.00.48057	\$ 720 ⁽⁵⁾	
Administrative Variance	01.00.48057	\$ 720	
Administrative Minor Exception	01.00.48057	\$ 238	
Administrative Sign Review (conforming)	01.00.48057	\$ 119	
Administrative Lot Line Adjustment	01.00.48057	\$ 1,200	
Administrative Lot Merger	01.00.48057	\$ 238	
Administrative Temporary Outdoor Display	01.00.48057	\$ 100	
Certificate of Compliance	01.00.48057	\$ 1,200	
Peer Review	01.00.20327	Consultant cost plus 20%	
Plan Storage	01.00.20313	\$ 2 per/sheet	<u>16</u>
General Plan Maintenance Fee	01.00.48012	10% of application fee	<u>121.60</u>
Planning Technology Fee	01.0048058	5% of application fee	<u>60.80</u>
Planning Training Fee	01.0048059	5% of application fee	<u>60.80</u>
Appeal (to Planning Commission or Town Council)	01.00.48057	\$ 504	
Additional Planning Deposit and Research Fee	01.00.20312	\$ 119/hour	
TOTAL APPLICATION FEE			\$ 1459.20

Notes: See Planning Division Acknowledgement of Application Fees

\$ 1459.20

DETAILED DESCRIPTION OF PROJECT:

GENERAL INFORMATION:

	EXISTING	PROPOSED
Lot Size	8,363 S.F.	8,363 S.F.
Dwelling Size	Total: 0 1 st story: 0 2 nd story: 0 Basement/other: 0	Total: 2,443 S.F. 1 st story: 1,127 S.F. 2 nd story: 1,212 S.F. Basement/other: FMOBT-104 S.F.
Other Building Size NA	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: 2 (9'x10') 0 Carport: 0 Uncovered: 0	Number of spaces & dimensions: Garage: 2 (9'x10') Carport: 0 Uncovered: 1 (9'x10')
Deck and Stairs	Deck: 0 Stairs: 0	Deck: 1,159 S.F. Stairs:
Porch	0	
Lot Coverage or FAR ²		29.2%
Dwelling/Building Height Above Average Grade (roof peak) ³		
Number of Stories	0	3 (INCLUDING GARAGE)
Zoning	R1	R1
Flood Zone	NA	

NOTE: AVG. SITE SLOPE = 39%

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.

Signature of Property Owner

Signature of Applicant

Date

Date



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PLANNING AND BUILDING DEPARTMENT

TOWN OF SAN ANSELMO
PLANNING BLDG. PUBLIC WORKS

Planning Division, 525 San Anselmo Avenue, San Anselmo, California 94960
Tel. (415)-258-4616/FAX 454-4683/email: planning@ci.san-anselmo.ca.us

DESIGN REVIEW SUPPLEMENTAL QUESTIONNAIRE

Complete the information below:

ZONING DISTRICT:	DESIGN PROPOSAL:
<input type="checkbox"/> Residential (R-1: Single Family below 150 msl elevation)	1. Exterior finish: <u>HORIZONTAL & SMOOTH FACE PANEL SIDING</u>
<input checked="" type="checkbox"/> Residential (R-1) R-1 C at or above 150 msl elevation	2. Proposed exterior wall color(s): <u>DARK & MEDIUM BEIGE</u>
<input type="checkbox"/> Residential (R-1 H)	3. Proposed exterior trim color: <u>LIGHT BEIGE</u>
<input type="checkbox"/> Two Family or Multiple Family Residential (R-2 or R-3)	4. Proposed exterior window material and color: <u>WOOD CLAD</u> <u>DARK BRONZE</u>
<input type="checkbox"/> Commercial (C-1, C-L, C-2, C-3)	5. Proposed roof material and color: <u>COMP. SHINGLE - DARK GRAY</u>
<input type="checkbox"/> Professional (P)	6. Special Features: _____
<input type="checkbox"/> Specific Planned Development (SPD) overlay	

RESIDENTIAL DESIGN REVIEW

For R-1 and R-1 C properties: Projects meeting the following descriptions may be reviewed administratively with a determination by the Planning and Building Director, rather than the Planning Commission) a) Less than 800 square feet absent significant visual impact (i.e. new dwellings and additions may be visible offsite but the effect will not have a negative visual impact on surrounding properties or other significant viewpoints located offsite due to size, location, materials, colors, landscape screening, or combination thereof); or b) Less than 1,200 square feet if the proposed development is not materially visible offsite (i.e. new dwellings and additions will be totally or nearly obscured from surrounding properties or other significant viewpoints located offsite due to size, location, materials, color, landscape screening, or combination thereof).

⇒ 7. For R-1H, R-1C and R-1 zoned properties at or above 150 mean sea level elevation

- List why the project is functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area: SEE ATTACHED "DESIGN REVIEW SUPPLEMENTAL QUESTIONNAIRE ANSWERS"
- List why the project provides for protection against noise, odors, other factors which may make the environment less desirable: _____
- List why the project 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: _____
- List why the project 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: _____



DESIGN REVIEW SUPPLEMENTAL QUESTIONNAIRE ANSWERS

136 ALLYN AVENUE, SAN ANSELMO

Note: the numbered answers below correspond with the numbers on the *Design Review Supplemental Questionnaire* for R-1 zoned properties at or above 150 mean sea level elevation.

1. The proposed single family residence is within F.A.R. of other residences on comparable lots on Allyn Avenue and is within all height limits and setbacks. The colors and material texture is consistent with the general aesthetic theme on the neighboring residences. Colors are also consistent with earth-tones in surrounding hillside colors, making it compatible with the existing improvements and natural context in the surrounding area.
2. All noise generating equipment are contained within the building envelope. All environmental outlets are exhausted through the roof. Two garage spaces provided to minimize car annoyance. Minimal exterior lighting proposed. Construction will follow all San Anselmo guidelines.
3. The proposed project will repair the existing slide-damaged site and bring value back to the site as well as the adjacent neighbors through improved appearance and site stability.
4. Four off street parking spaces are provided where only three are required. Parking deck is located at narrowest portion of the street where no street parking can occur, further minimizing impact on street parking. There is an existing turn-around with "No parking" signs at the end of Allyn Avenue to accommodate up to medium sized delivery, construction and emergency vehicles. Furthermore, there was an existing house on the site that was previously demolished by a mud-slide. We are restoring an updated, suitable home meeting all off-street parking requirements.
5. The engineering for the proposed foundations and site drainage will mitigate remaining damages to the slide-damaged site. The project will adhere to W.U.I. guidelines, fire-sprinkler requirements, Bio-Retention drainage measures and all applicable building codes endeavoring to protect the health and safety of persons using the property.
6. NA
7. The structure is set low in relation to the street (west elevation) with only the floor of the garage sitting level with the street. the remainder of the house cascades down-slope. In addition to the low street profile of the house, there is a 42" fence attached to the guardrail to crop a portion of the house as well as provide privacy for the proposed residence. Screening to the north and south consists of a property-line fence running the length of the residence. Given the slope and adjacency to neighbors no mature landscaping screening is proposed. Screening to the south is minimized given there are no windows on the corresponding elevation of the neighbors house and the desire to preserve access to southern light into the proposed residence. The East elevation is screened from views below by the mature Oak and Bay tree canopies bordering the rear of the site and farther down slope.
8. A low visual profile is achieved by offsetting building masses. Such offsets occur at broken and juxtaposed roof gables. More occur with cascading floor levels and staggered story masses. The offsets are further accented with varied siding materials and color palette. The beige color palette blend the structure into the adjacent hillside colors while horizontal siding and gabled roofs coalesce with similar features in neighboring houses.