



PLANNING DEPARTMENT

**RECEIVED**

SEP 16 2013

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

TOWN OF SAN ANSELMO  
 PLANNING DIVISION  
 PUBLIC WORKS

**GENERAL PLANNING APPLICATION FORM**

Job Site Address: <b>350.360 OAK AVE</b>	Assessor Parcel No.: <b>007-181-09</b>	Zone: <b>R-1 HILLSIDE (ABOVE 150)</b>
Property Owner(s) Name: <b>BART HOPKIN</b>	Phone Numbers: Home: Work: <b>415.663.9691</b>	Fax Number: Cell Phone: E-Mail: <b>EMI@WINDWORLD.COM</b>
Mailing Address: <b>PO BOX 421</b>	City: <b>PT. REYES STATION</b>	State/Zip: <b>CA 94950</b>
Applicant(s) Name (contact person): <b>MICHAEL SANDS</b>	Phone Numbers: Home: <b>415 927 2521</b> Work:	Fax Number: <b>415 927 2521</b> Cell Phone: <b>415 305 2232</b> E-Mail: <b>SANDSARCH@HOTMAIL.COM</b>
Mailing Address: <b>14 FAIRVIEW AVE</b>	City: <b>CORTE MADERA</b>	State/Zip: <b>CA 94925</b>

TYPE OF APPLICATION/FEE	ACCOUNT	FEE
<b>Planning Commission Action Applications:</b> Annexation, General Plan Amendment, Rezoning, <u>Design Review</u> , <u>Use Permit</u> , Variance*, Subdivision, Parcel Split, Lot Line Adjustment* Illuminated Sign Review, FAR Exception	01.00.48057	\$ 1,200 <sup>(1)(2)</sup> <b>600</b>
Environmental Review/Negative Declarations/ Environmental Impact Reports	01.00.48057 01.00.20312	\$ 1,920 <sup>(3)(4)</sup> 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 <sup>(5)</sup>
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 <b>8</b>
General Plan Maintenance Fee	01.00.48012	10% of application fee
Planning Technology Fee	01.0048058	5% of application fee
Planning Training Fee	01.0048059	5% of application fee
Appeal (to Planning Commission or Town Council)	01.00.48057	\$ 504
Additional Planning Deposit and Research Fee	01.00.20312	\$ 119/hour
<b>TOTAL APPLICATION FEE</b>		\$ <b>2167.60</b>

1808°  
90.40  
90.40

**2167.60**

Notes: See Planning Division Acknowledgement of Application Fees



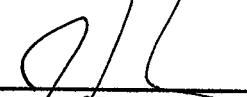
**DETAILED DESCRIPTION OF PROJECT:** NEW SINGLE FAMILY HOME


**GENERAL INFORMATION:**

	EXISTING	PROPOSED
Lot Size		48,469 sq ft
Dwelling Size	Total: 1 <sup>st</sup> story: <b>TO BE DEMOLISHED</b> 2 <sup>nd</sup> story: Basement/other:	Total: 1 <sup>st</sup> story: 1,695 sq ft 2 <sup>nd</sup> story: 640 sq ft Basement/other: 724 sq ft
Other Building Size	Total: 1 <sup>st</sup> story: 320 sq ft 2 <sup>nd</sup> story: Basement/other:	Total: 1 <sup>st</sup> story: 320 sq ft 2 <sup>nd</sup> story: Basement/other:
Parking <sup>1</sup>	Number of spaces & dimensions: Garage: Carport: Uncovered: 3+1 (9x19)	Number of spaces & dimensions: Garage: Carport: Uncovered: 3+1 (9x19)
Deck and Stairs	Deck: Stairs:	Deck: 352 sq ft Stairs: 36 sq ft
Porch		42 sq ft
Lot Coverage or FAR <sup>2</sup>		3,059 sq ft / 6.3%
Dwelling/Building Height Above Average Grade (roof peak) <sup>3</sup>		28' 9"
Number of Stories <sup>4</sup>		2+ PARTIAL BASEMENT
Zoning		R-1 HILLSIDE (ABOVE 18')
Flood Zone		NO

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

  
\_\_\_\_\_  
Signature of Property Owner

 ARCHITECT  
\_\_\_\_\_  
Signature of Applicant

SEP 12 2013  
\_\_\_\_\_  
Date

12 SEPT. 2013  
\_\_\_\_\_  
Date



PLANNING AND BUILDING DEPARTMENT

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:

Table with 2 columns: ZONING DISTRICT and DESIGN PROPOSAL. Includes handwritten entries for zoning (Residential R-1/R-1 C) and design details (Exterior finish: Stucco w/ integral color(s), Wall color: Warm Grey, etc.)

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...

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

- 1) List why the project is functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area: THE PROJECT WILL BE OF A BULK, MASS AND DESIGN THAT COMPLEMENTS THE EXISTING CHARACTER OF THE SURROUNDING NEIGHBORHOOD
2) List why the project provides for protection against noise, odors, other factors which may make the environment less desirable: THE PROPOSED SITING OF THE HOUSE IN THE MIDDLE OF ITS 1+ACRE PROPERTY PROVIDES AN AMPLE BUFFER TO THE NEIGHBORS
3) 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: THE NEW HOME IS REPLACING A VACANT, RUN-DOWN DWELLING, THEREBY IMPROVING THE NEIGHBORHOOD.
4) 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: THE NEW HOME WILL BARELY BE SEEN FROM OFF-SITE AND WILL USE EXISTING ACCESS FROM OAK AVE.



• **For R-1H, R-1C and R-1 zoned properties at or above 150 mean sea level elevation (continued from pg 2):**

5) Will not adversely affect the health or safety of persons using the improvement or endanger property located in the surrounding area: THE NEW HOME WILL NOT IMPAIR ACCESS TO LIGHT AND AIR OF STRUCTURES ON NEIGHBORING PROPERTIES AND WILL BE AN ASSET TO ITS SURROUNDINGS

6) For R-1H only: Does the project conform to the approved precise development plan? N.A.

7) List how the project has adequate screening: SITING THE HOME IN THE MIDDLE OF THE 1+ ACRE PROPERTY, COUPLED WITH SCREEN PLANTING TO INCREASE PRIVACY FOR 348 CAR DRIVES AND BUFFER AND SETBACKS TO ALL NEIGHBORS

8) List how the selection of architectural features and colors enable the structure to blend with its environment and which results in a low visual profile: THE BULK, HEIGHT AND MASS, COUPLED WITH SOFT, EARTH TONE COLORS ARE IN CONCERT WITH ITS ENVIRONMENT.

• **For R-1H, R-1C and R-1 zoned properties at or above 150 mean sea level elevation**

Dwellings built, enlarged, or expanded before February 26, 1991, which do not exceed the Maximum Adjusted Floor Area, may exceed this number by not more than 10% subject to Design Review approval by the Planning Commission -OR- Dwellings built, enlarged, or expanded before February 26, 1991, which exceed the Maximum Adjusted Floor Area, may exceed this number by not more than 500 square feet subject to Design Review approval by the Planning Commission.

1) List why the project is functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area: \_\_\_\_\_

2) List why the project provides for protection against noise, odors, other factors which may make the environment less desirable: \_\_\_\_\_

3) 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: \_\_\_\_\_

4) 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: \_\_\_\_\_

5) Will not adversely affect the health or safety of persons using the improvement or endanger property located in the surrounding area: \_\_\_\_\_

6) For R-1H only: Does the project conform to the approved precise development plan? \_\_\_\_\_