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TOWN OF SAN ANSELMO
 PLANNING, BLDG. PUBLIC WORKS

GENERAL PLANNING APPLICATION FORM

Job Site Address: 21 FLORENCE AVE	Assessor Parcel No.: 007-014-21	Zone: R1
Property Owner(s) Name: DEBORAH STASSEVITCH PELICANO LLC	Phone Numbers: Home: Work: 415 255 5733	Fax Number: 415 233 7068 Cell Phone: E-Mail: DSDCDSDESIGN.COM
Mailing Address: 936 B 7th STREET #148	City: NOVATO	State/Zip: CA 94945
Applicant(s) Name (contact person): DAVID KOTZEBUS	Phone Numbers: Home: Work: 415 296 3233	Fax Number: 510 223 7914 Cell Phone: E-Mail: DAVIDEKARCHITECTURE.COM
Mailing Address: 29 HOWL LANE	City: EL SOBRANTE	State/Zip: CA 94803

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⁾	
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	
<u>Administrative Design Review (residential)</u> ✓ 600	01.00.48057	<u>\$ 600</u>	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 Merge	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	16
General Plan Maintenance Fee 60	01.00.48012	10% of application fee	61.60
Planning Technology Fee 30	01.0048058	5% of application fee	30.80
Planning Training Fee 30	01.0048059	5% of application fee	30.80
Appeal (to Planning Commission or Town Council)	01.00.48057	\$ 504	
Additional Planning Deposit and Research Fee \$716.00	01.00.20312	\$ 119/hour	
TOTAL APPLICATION FEE			\$ 739.20

Notes: See Planning Division Acknowledgement of Application Fees

*Additional fee
for Planning Commission
5/14/14 1456*

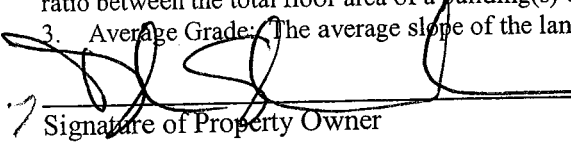
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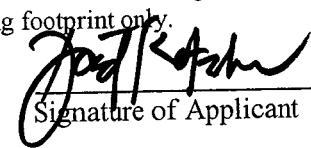
DETAILED DESCRIPTION OF PROJ : RELOCATE and REMODEL EXISTING
RESIDENCE. ADD GARAGE and SECOND STORY MASTER SUITE.
REMOVE EXISTING DECKS, GARAGE and SHEDS. REMOVE REAR
PORCH OF EXISTING RESIDENCE PRIOR TO RELOCATING.

GENERAL INFORMATION:

	EXISTING	PROPOSED
Lot Size	11,520	11,520
Dwelling Size	Total: 1 st story: 1,710 2 nd story: 715 Basement/other:	Total: 1 st story: 1,536 2 nd story: 1,355 Basement/other:
Other Building Size	Total: 1 st story: SHEDS: 214 2 nd story: Basement/other:	Total: 1 st story: 2 nd story: Basement/other:
Parking ¹	Number of spaces & dimensions: Garage: 2/504 SQ. FT. Carport: Uncovered:	Number of spaces & dimensions: Garage: 2/676 SQ. FT. Carport: Uncovered:
Deck and Stairs	Deck: 410 Stairs: 93	Deck: 16 Stairs: 89
Porch	128	245
Lot Coverage or FAR ²	2,920 (25%) FAR=2,743(24%)	2,565 (22%) FAR=3,167(27%)
Dwelling/Building Height Above Average Grade (roof peak) ³	25'-4"	25'-6"
Number of Stories	2	2
Zoning	R1	R1
Flood Zone	X; OUTSIDE .2%	X; OUTSIDE .2%

- 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.

Signature of Property Owner: 

Signature of Applicant: 

10 Feb 2014 Date

10 FEB 2014 Date

7 Owners Agent 



• Continued from pg 2: 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.

7) List how the project has adequate screening: _____

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: _____

9) List why the project will not be materially visible offsite; _____

10) List why the project is of a scale intensity and design that integrates with the existing character of the surrounding neighborhood; _____

11) List what internal efficiency/space utilization problems exist: _____

• For R-1, R-2 and R-3 (3or fewer units) zoned properties below 150 foot mean sea level elevation):

Flatland Design Review for projects that are: 1) Second or third story additions to existing dwellings with a combined square footage exceeding 400 square feet in size (including decks, roof decks, and stairway structures); 2) An increase in total floor area of 50% or more; and 3) in conjunction with the demolition of 50% or more of the existing exterior walls of a dwelling structure:

1) List why the project will not unreasonably impair access to light and air of structures on neighboring properties: STRUCTURES ARE WELL WITHIN SETBACKS and HEIGHT LIMIT. ORIENTATION LIMITS SHADING.

2) List why the project will not unreasonably affect the privacy of neighboring properties: PRIMARY WINDOWS FACE FRONT & BACK. SECOND STORY BEDROOM WINDOWS REPLACE EXISTING. THEREFORE, PRIVACY IS NOT CHANGED.

3) List why the project will be of a bulk, mass and design that complements the existing character of the surrounding neighborhood: PROJECT INCLUDES RELOCATING EXISTING BUILDING. NEW WORK IS CONTEXTUAL TO EXISTING IN BULK and MASS; INCLUDING MATERIALS.

4) List why the project will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood: PROPOSAL IS FOR SINGLE FAMILY RESIDENCE and MAINTAINS EXISTING USE.