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**MAR - 3 2014**

**TOWN OF SAN ANSELMO**

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

**GENERAL PLANNING APPLICATION FORM**

Job Site Address: <b>456 LAUREL AVE</b>	Assessor Parcel No.: <b>007-121-74</b>	Zone: <b>RIC</b>
Property Owner(s) Name: <b>GREG PHILLIPS</b>	Phone Numbers: Home: <b>415.456.8883</b> Work:	Fax Number: Cell Phone: <b>415.453.8883</b> E-Mail: <b>greg.phillips@saninc.net</b>
Mailing Address: <b>456 LAUREL AVE</b>	City: <b>SAN ANSELMO</b>	State/Zip: <b>CA 94960</b>
Applicant(s) Name (contact person): <b>GREG PHILLIPS</b>	Phone Numbers: Home: Work:	Fax Number: Cell Phone: E-Mail:
Mailing Address:	City:	State/Zip:

TYPE OF APPLICATION/FEE	ACCOUNT	FEE	COSTS
<b>Planning Commission:</b> Annexation, <u>General Plan Amend</u> , <u>Rezoning</u> , <u>Design Review</u> , Use Permit, Variance*, Subdivision, <u>Parcel Split</u> , Lot Line Adjustment* Illuminated Sign Review, FAR Exception, <u>Grading Permit</u>	01.00.48057	\$ 1,200 <sup>(1)(2)</sup>	<b>3,600</b>
<u>Environmental Review/Negative Declarations</u>	01.00.48057	\$ 1,920 <sup>(3)(4)</sup>	<b>1,920</b>
Environmental Impact Reports	01.00.20312	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%	
<b>Plan Storage</b>	01.00.20313	<b>\$ 2 per/sheet</b>	<b>16.00</b>
<b>General Plan Maintenance Fee</b>	01.00.48012	<b>10% of application fee</b>	<b>552.00</b>
<b>Planning Technology Fee</b>	01.00.48058	<b>5% of application fee</b>	<b>276.00</b>
<b>Planning Training Fee</b>	01.00.48059	<b>5% of application fee</b>	<b>276.00</b>
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>\$ 6640.00</b>

Notes: See Planning Division Acknowledgement of Application Fees



PLANNING 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](mailto:planning@ci.san-anselmo.ca.us)

**DESIGN REVIEW SUPPLEMENTAL QUESTIONNAIRE**

Complete the information below:

<b>ZONING DISTRICT:</b>	<b>DESIGN PROPOSAL:</b>
<input type="checkbox"/> Residential (R-1: Single Family below 150 msl elevation) <input type="checkbox"/> Residential (R-1/R-1 C at or above 150 msl elevation) <input type="checkbox"/> Residential (R-1 H) <input type="checkbox"/> Two Family or Multiple Family Residential (R-2 or R-3) <input type="checkbox"/> Commercial (C-1, C-L, C-2, C-3) <input type="checkbox"/> Professional (P) <input type="checkbox"/> Specific Planned Development (SPD) overlay	1. Exterior finish: Hardie Cement siding __ Proposed exterior wall color(s): sage __ 3. Proposed exterior trim color: __ desert beige door __ 4. Proposed exterior window material and color: desert beige . 5. Proposed roof material and color: composition shingle, black 6. Special Features: _____

**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).

- **For R-1, R-2 and R-3 (3 or 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:

The proposed house is only near the one adjacent property to the east and the proposed second story would be 27' (versus the minimum required 16') from the neighboring house. Currently, bay trees considerably taller than the proposed house limit the amount of light cast on the few small windows on the west side of the neighboring house. The removal of those trees and the design of the proposed house may result in more light for the neighbor to the east

2) List why the project will not unreasonably affect the privacy of neighboring properties: Again, the proposed house is a great distance from the one house uphill above the proposed lot and from those houses across the street and to the west. To

protect the privacy of the one house to the East (which only has four small windows on that elevation) the proposed house design has only two windows on the upper bedroom and one window in the garage below to ensure privacy between the two homes. Placing the garage (and not the living area) on the side with the only nearby neighboring house and placing only three windows on the proposed house's east elevation were intended to maximize privacy for both homes. To additionally ensure the continued privacy of the neighboring properties, the bay trees on the south, west and north sides of the properties are all being preserved and additional landscaping with native, trees, plants, hedges and more will be added.

3) List why the project will be of a bulk, mass and design that complements the existing character of the surrounding neighborhood: The house was designed to have the look and feel of the other houses above and nearby in this neighborhood built in the first half of the 20<sup>th</sup> century. Given its size, which is well under the maximum FAR, set back from the roadway, with the tall bay trees surrounding it on the 1/3-acre lot, when completed and landscaped, this house and property will be one of the most beautiful houses and look like it has been there from the earliest years in this neighborhood.

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: Removing about two dozen decayed bay trees and replacing those with a fire-resistant house, coupled with continued pruning and trimming of other trees and ground cover and the addition of some native trees and landscaping helps make this neighborhood more fire-safe. As many neighbors have remarked, this proposed house, like the one we built above it on the lot we cleaned up and improved, beautifies and improves the neighborhood and increases the value of the neighborhood and neighboring houses and properties, while enhancing and improving outlooks and pedestrian and fire truck access.

S:\PLANNING\APPLICATIONS AND PROPERTY FILES\Streets K-OLAUREL AVE PROJECTS\Phillips 456 Laurel Ave\Design Review Supplemental 2009- four questions answered (2).doc



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## ENVIRONMENTAL SUPPLEMENTAL QUESTIONNAIRE

Complete the information below:

1. Proposed scheduling of project (start and end): 8 MONTHS DURING 2014/2015
2. For Residential: number of living units, unit sizes, range of sale prices or rents, and type of household size expected:  
1 SINGLE FAMILY HOME W/ 2844' FOR COUPLE
4. For Commercial: Type, whether it is neighborhood, town or regionally oriented, square footage of sales area, and loading facilities: \_\_\_\_\_
5. For institutional: its major function, estimated employees per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project: \_\_\_\_\_
6. For Variance, Conditional Use or Rezoning application, state this and indicate clearly why the application is required:  
LOT SPLIT REZONE NEW LOT TO R-4 VARIANCE FOR RETAINING WALLS INSIDE 20' REAR SETBACK W/ GENERAL PLAN AMENDMENT DESIGN REVIEW & GRADING PERMIT
7. Describe on a separate sheet the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing on-site structures and their use. Attach photographs.
8. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, set-back, rear yard, etc.). Attach photographs of the vicinity.

Are the following items applicable to the project or its effects? Attach sheet with discussion of all items checked "Yes."

Yes / No

- Change in existing features of any bays, tidelands, beaches, or hills, or substantial alteration of ground contours.
- Change in scenic views or vistas from existing residential areas or public lands or roads.
- Change in pattern, scale or character of general area of project.
- Significant amounts of solid waste or litter.
- Change in dust, ash, smoke, fumes or odors in vicinity.
- Change in stream or ground water quality or quantity, or alteration of existing drainage patterns.
- Substantial change in existing noise or vibration levels in the vicinity.
- Site on filled land or on slope of 10 percent or more.
- Use of disposal of potentially hazardous materials, such as toxic substances, flammables or explosives.
- Substantial change in demand for municipal services (police, fire, water, sewage, etc.).
- Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.).
- Relationship to a larger project or series of projects.

## Environmental Supplemental Questionnaire

7. The project site, referred to as the lower portion of 456 Laurel Ave or (proposed) 444 Laurel Ave is 16,076 square feet with an average slope of 14.7% and is mostly wooded with Bay Laurel trees. The site is underlain by sandstone, shale bedrock and colluvium. Squirrels, birds (mostly crows) and raccoons (during the night) make occasional visits to the property.

9. The properties surrounding the abovementioned property each have single-family homes and Bay Laurels with some Live Oaks, Redwoods and shrubbery. Squirrels, birds (mostly crows) and raccoons (during the night) make occasional visits to these properties.

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