



PLANNING DEPARTMENT

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OCT 17 2013

TOWN OF SAN ANSELMO
 PLANNING BLDG. PUBLIC WORKS

Attachment 1

GENERAL PLANNING APPLICATION FORM

Job Site Address: 47 TAMALPAIS AVE	Assessor Parcel No.: 007-212-12	Zone: R-1
Property Owner(s) Name: SUELLEN & MARIO LAMORTE	Phone Numbers: Home: 456-0528 Work:	Fax Number: 454-7179 Cell Phone: 987-7832 E-Mail: SUELAMORTE@YAHOO.COM
Mailing Address: 45 ENTRATA	City: SAN ANSELMO	State/Zip: CA 94960
Applicant(s) Name (contact person): SUELLEN LAMORTE	Phone Numbers: Home: ABOVE Work:	Fax Number: Cell Phone: ABOVE E-Mail:
Mailing Address: ABOVE	City: ABOVE	State/Zip: ABOVE

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> <u>600</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>8.00</u>
General Plan Maintenance Fee	01.00.48012	10% of application fee	<u>180.80</u>
Planning Technology Fee	01.0048058	5% of application fee	<u>90.40</u>
Planning Training Fee	01.0048059	5% of application fee	<u>90.40</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			\$

Notes: See Planning Division Acknowledgement of Application Fees

\$ 2,169.60

DETAILED DESCRIPTION OF PROJECT: DEMOLISH 1,000 # SINGLE FAMILY RESIDENCE. REPLACE WITH 2,080 # TWO STORY RESIDENCE WITH 280 # ATTACHED SINGLE CAR GARAGE.

GENERAL INFORMATION:

	EXISTING	PROPOSED
Lot Size	7,500 #	7,500 #
Dwelling Size	Total: 1 st story: 1,000 # 2 nd story: Basement/other:	Total: 1 st story: 1,034 # 2 nd story: 1,046 # Basement/other: GARAGE 280 #
Other Building Size RENTAL UNIT	Total: 1 st story: 760 # 2 nd story: Basement/other:	Total: 1 st story: 760 # 2 nd story: Basement/other:
Parking ¹	Number of spaces & dimensions: Garage: Carport: Uncovered: 3-9'x19'	Number of spaces & dimensions: Garage: 1-9'x19' Carport: Uncovered: 2-9'x19'
Deck and Stairs	Deck: Stairs: 148 #	Deck: 334 # Stairs: 88 #
Porch		
Lot Coverage or FAR ²	LC-25.4% FAR-23.5%	LC-29.7% FAR-37.96%
Dwelling/Building Height Above Average Grade (roof peak) ³	15'	2' / 29'-0"
Number of Stories	1	2
Zoning	R-1	R-1
Flood Zone	YES	YES

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.

3. Average Grade: The average slope of the land in the building footprint only.

Sueleen Lamorte
Signature of Property Owner

Sueleen Lamorte
Signature of Applicant

OCT. 14, 2013
Date

OCT. 14, 2013
Date



- 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: _____

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- 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: SHADE STUDIES SHOW MINIMAL SHADING AT 9AM DURING THE WINTER MONTHS.

2) List why the project will not unreasonably affect the privacy of neighboring properties: THE BETTER VIEWS ARE TO THE FRONT AND BACK AND NOT TOWARD SUPPORTIVE NEIGHBORS.

3) List why the project will be of a bulk, mass and design that complements the existing character of the surrounding neighborhood: THE STRUCTURE HAS BEEN ARTICULATED TO REDUCE BULK. IT IS SMALLER THAN MOST STRUCTURES IN THE 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: THE PROJECT IS A SINGLE FAMILY RESIDENCE IN A RESIDENTIAL NEIGHBORHOOD. IT WILL NOT BE DETRIMENTAL TO THOSE IN THE NEIGHBORHOOD.

• For R-1 and R-2 zoned properties below 150 foot mean sea level elevation

Setback Design Review for additions to existing dwellings and accessory structures originally and legally built less than eight (8') feet but not less than five (5') feet from the interior side property line.

- 1) List why the project will not unreasonably impair access to light and air of structures on neighboring properties: SHADE STUDIES SHOW MINIMAL SHADE IMPACT ONLY AT 9AM DURING WINTER
 - 2) List why the project will not unreasonably affect the privacy of neighboring properties: THE BETTER VIEWS ARE TO THE FRONT AND BACK - NOT TOWARD SUPPORTIVE NEIGHBORS
 - 3) List why the project will be of a bulk, mass and design that complements the existing character of the surrounding neighborhood: THE STRUCTURE HAS BEEN ARTICULATED TO REDUCE BULK. IT IS SMALLER THAN MOST STRUCTURES IN THE VICINITY.
 - 4) List why the project is of a scale, intensity, and design that integrates with the existing character of the surrounding neighborhood: THE PROJECT IS SMALLER THAN MOST STRUCTURES IN THE VICINITY AND HAS DETAILING SIMILAR TO THE OLDER BUILDINGS.
 - 5) 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: IT IS A SINGLE FAMILY RESIDENCE OF MODEST SIZE ON A STREET OF SINGLE AND MULTI-FAMILY RESIDENCES.
- NON-RESIDENTIAL, R-3 (4 OR MORE UNITS), CONVALESCENT HOMES DESIGN REVIEW

• For Commercial, Professional, Multi Family R-3 (four or more units), churches, and convalescent homes

- 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, or other factors which may make the environment less desirable: _____
- 3) 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) List why the project will not adversely affect the health or safety of persons using the improvement or endanger property located in the surrounding area: _____



Demolitions of Commercial, Professional, and/or Residential Dwelling Structures:

The Town encourages the preservation, maintenance, restoration, rehabilitation, moving or continued use of all structures of historic, cultural, or aesthetic value.

1) List why the failure to approve a demolition permit will cause immediate and substantial hardship because of the conditions peculiar to a particular structure, and such hardship has not been created by an act of the owner in anticipation of action under this use permit requirement (examples of hardship include health and safety hazards that cause the building to be unsafe. Personal, family, financing difficulties, loss of prospective profits and neighboring violations are not justifiable hardships):

THE EXISTING STRUCTURE IS OF SUB-STANDARD CONSTRUCTION AND NOT SUITABLE FOR REMODEL AND A SECOND STORY ADDITION.

2) List why it is necessary to reveal previous architectural features covered up, such features that would be functionally and aesthetically compatible with the existing improvements and the natural elements of the area:

Conversion of a Residential Use to Another Use for Buildings Constructed on or before May 22, 1997:

The Town encourages the preservation, maintenance, restoration, rehabilitation, moving or continued use of all structures of historic, cultural, or aesthetic value.

1) List why the failure to approve a demolition permit will cause immediate and substantial hardship because of the conditions peculiar to a particular structure, and such hardship has not been created by an act of the owner in anticipation of action under this use permit requirement (examples of hardship include health and safety hazards that cause the building to be unsafe. Personal, family, financing difficulties, loss of prospective profits and neighboring violations are not justifiable hardships):

2) List why it is necessary to reveal previous architectural features covered up, such features that would be functionally and aesthetically compatible with the existing improvements and the natural elements of the area:

Animal Boarding Use in Commercial (C) Zoning Districts:

Are all exterior walls soundproofed to eliminate potential animal noise to the exterior of the building? _____

Light Manufacturing Use in Commercial (C) Zoning Districts:

1) List why the use will not cause odors, noise, and other factors which make the environment less desirable: _____

Note: Approval of a use permit may include the imposition of conditions of use

