



THE TOWN OF
SAN ANSELMO

PLANNING DEPARTMENT

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TOWN OF SAN ANSELMO
PLANNING, BLDG, DPW

GENERAL PLANNING APPLICATION FORM

Job Site Address: 191 TUMSTEAD	Assessor Parcel No.: 007-251-04	Zone: R-1
Property Owner(s) Name: Bill Johnson Jeremy Milbank	Phone Numbers: 415-302-5690 Home: 415-925-3235 Work:	Fax Number: Cell Phone: E-Mail:
Mailing Address: 348 OAK Ave	City: San Anselmo, CA.	State/Zip: CA 94960
Applicant(s) Name (contact person): Bill Johnson	Phone Numbers: Home: Work:	Fax Number: 415-464-9833 Cell Phone: 415-302-5690 E-Mail:
Mailing Address: 348 OAK Ave	City: San Anselmo, CA	State/Zip: 94960

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	
Administrative Design Review (residential)	01.00.48057	\$ 600	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	
General Plan Maintenance Fee	01.00.48012	10% of application fee	00
Planning Technology Fee	01.00.48058	5% of application fee	40
Planning Training Fee	01.00.48059	5% of application fee	20
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

DETAILED DESCRIPTION OF PROJE : Back/KEAR HMPA Addition of 321
 TO EXISTING 1920's one level home, 1 Bed 1 BATH
 5' Side YARD setback - Existing home has 2 1/2 +
 3 1/2 foot setback. creating a 2 Bed 2 BATH

GENERAL INFORMATION:

	EXISTING	PROPOSED
Lot Size		
Dwelling Size	Total: 1 st story: 2 nd story: Basement/other:	Total: 1 st story: 2 nd story: Basement/other:
Other Building Size	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: Carport: Uncovered:	Number of spaces & dimensions: Garage: Carport: Uncovered:
Deck and Stairs	Deck: Stairs:	Deck: Stairs:
Porch		
Lot Coverage or FAR ²		
Dwelling/Building Height Above Average Grade (roof peak) ³		
Number of Stories		
Zoning		
Flood Zone		

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

Variance findings 191 Tunstead Avenue:

The 5 foot setback allows the addition to be consistent with the existing side yard setback of the house.

The detached garage driveway takes up 12 feet 7 inches of width in the back yard and leaves 12 feet of space between the new addition and the driveway with the proposed 5 foot setback.

With the 8 foot set back the addition would have only 9 feet of space on the driveway side. It will be unbalanced and appear to be set in the middle of the yard.

The kitchen and open dining area face the rear yard, and with the 8 foot setback the access both physically and more importantly visually will be cramped. This creates a hardship plus it is not in character with the siting of the existing home and the neighboring properties.

In addition the creation of a 8 foot 'side yard' will then want to be used for deck living or patio area on that side of the house and will be more imposing on the neighbors privacy to the east.



• **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: Low

Roof line, one level, closest house is 2 stories w/ garage below.

2) List why the project will not unreasonably affect the privacy of neighboring properties: Closest

House is described above, this will create more privacy by →

3) List why the project will be of a bulk, mass and design that complements the existing character of the surrounding neighborhood:

N/A. Not seen from the street.

Roof line is lower than existing roof | → Screening the neighbor

4) List why the project is of a scale, intensity, and design that integrates with the existing character of the surrounding neighborhood:

Small house - one level - finished improvement is in

keeping w/ area.

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:

Small addition increasing a small cottage 1B/1BA to a 2B/2BA

to assist the 86 yr old owners have family visit + in home help at

NON-RESIDENTIAL, R-3 (4 OR MORE UNITS), CONVALESCENT HOMES DESIGN REVIEW

some part.

• **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: N/A

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: