



PLANNING DEPARTMENT

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

GENERAL PLANNING APPLICATION FORM

Job Site Address: 906 SIR FRANCIS DRAKE BLVD	Assessor Parcel No.:	Zone:
Property Owner(s) Name: DESIREE RICHARD	Phone Numbers: Home: 415.785.8344 Work: 303.434.3916	Fax Number: 415.785.8344 Cell Phone: 707.434.3916 E-Mail: desirichard@gmail.com
Mailing Address: 45 OAK KNOLL DR.	City: SAN ANSELMO	State/Zip: CA 94960
Applicant(s) Name (contact person): DESIREE RICHARD	Phone Numbers: Home: 415.785.8344 Work: 303.434.3916	Fax Number: 415.785.8344 Cell Phone: 303.434.3916 E-Mail: desirichard@gmail.com
Mailing Address: 45 OAK KNOLL DR	City: SAN ANSELMO	State/Zip: CA 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⁾	1,200
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	
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	
TOTAL APPLICATION FEE			\$

Notes: See Planning Division Acknowledgement of Application Fees

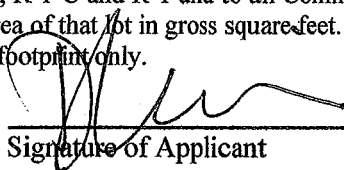
GENERAL INFORMATION:

	EXISTING	PROPOSED
Lot Size		
Dwelling Size Tenant space (existing)	Total: 1 st story: 1300 sq ft. 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

111814

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

USE PERMIT SUPPLEMENTAL QUESTIONNAIRE

Administrative Review (Planning and Building Director): 1) Accessory use that is very low in scale, will not cause a significant increase in intensity of use of the property, and will not alter the primary use of the facility; and 2) Outdoor storage and display of merchandise, plants, and street furniture based upon one of the following: a) within all the commercial (C) districts: outdoor display and sale of merchandise for a limited time period, not exceeding thirty (30) consecutive days and not exceeding more than thirty (30) days in any one calendar year; and b) within all zoning districts: outdoor placement of plants and street furniture on public or private property in limited quantity which, in the opinion of the Planning and Building Director will not hinder the free use of the public sidewalk. Such plants and street furniture shall not bear signs, price tags, or other indications that the plants or street furniture is for sale or rent.

Planning Commission Review: The following applications are acted upon by the Planning Commission: 1) Any of the above applications referred by the Planning and Building Director; 2) All other use permit applications not identified above; and 3) Should a property require more than one planning application, and should any of those applications require Planning Commission review, then all planning applications associated with the property shall require Planning Commission review.

Complete the information below:

What is the most recent use of the building/tenant space prior to your occupancy? If this is an expansion of your existing use, so indicate.

VIDEO STORE

PROPOSED USE: WINE & BEER SHOP/BAR

Number of employees associated with the use who would work on-site: 4

	Day of Operation? (Yes or No)	Hours of Operation	Maximum no. of employees on-site at any one time	No. of vehicular trips typically expected (include deliveries/pick ups)	Number of clients/customers typically expected
Sunday	YES	10AM - 10PM	2	0	20
Monday	YES	10AM - 10PM	2	0	20
Tuesday	YES	10AM - 10PM	2	1	20
Wednesday	YES	10AM - 10PM	2	1	20
Thursday	YES	10AM - 10PM	3	1	20
Friday	YES	10AM - 11PM	3	0	20
Saturday	YES	10AM - 11PM	3	0	20

If this space in this table is inadequate for complete answers, attach this information.



**SAN ANSELMO
PLANNING AND BUILDING DEPARTMENT**

Type of machines, equipment, materials used for business: WINE TAP, COOLER

Floor Area (square footage) of portion of the building intended for subject use:

Basement: 1300 1st Floor: _____ 2nd Floor: _____ 3rd Floor: _____

For Second Living Units in Single Family Residential Zoning Districts:

What was the date the unit was established? _____

For All Use Permit Applications:

List why the establishment, maintenance, or operation of the use will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of the proposed use, or be detrimental or injurious to property or improvements in the neighborhood or to the general welfare of the Town: Unit will used for wine/beer retail & on

premise consumption.

For Gasoline Stations In All Commercial (C) Zoning Districts:

1) For Full Serve and Self-Service Gasoline Stations: Will all operations including storage, excepting service with gasoline, oil, air, and water be conducted within a closed building, as required by Code? _____ (yes or no).

2) For Self-Service Gasoline Stations: List why the granting of the use permit will not adversely affect the public health, safety, or welfare by either diminishing the availability of minor emergency health and safety services, including rest rooms and minor automobile repair: _____

For Uses in Limited Commercial (C-L) Zoning District:

1) Will the use generate traffic at a rate greater than: fifty (50) vehicle trip ends for each 1,000 gross square feet of gross leasable building area? no

-OR-

2) Will the use generate traffic at a rate greater than the existing number of trips during the a.m. and p.m. peak hours generated by the existing use as of July 22, 1997 (the determination for vacant buildings will be the most recent use between February 26, 1991 and July 22, 1997) on Sir Francis Drake Boulevard (those numbers of traffic trips typically generated for existing and proposed uses shall be obtained from the current edition of Trip Generation, Institute of Transportation Engineers)? _____

For On-Sale and Off-Sale of Beer and Wine in Conjunction with the Sale of Motor Fuel:

List the substantial evidence in view of the whole record to justify the granting of a use permit: _____

Note that in addition to the standards listed in the state Business and Professions Code Licensing Restrictions, the Town has the authority to further condition this type of use permit.

SAN ANSELMO SHOPPING CENTER

19 Pamaron Way
Novato, California 94949
(415) 382.1185 FAX: (415) 883.3756

December 2, 2014

Elizabeth Jonckheer
Interim Senior Planner
Town of San Anselmo
(415) 258-4617

RE: 906 Sir Francis Drake Blvd-

Ms. Jonckheer,

Red Hill Shopping Center has entered into a lease agreement with Desiree Richards to open a wine bar in Suite 906 .

She has our authorization to re zone this space to sell wine and beer at this location.

If you have any questions or need further information please feel free to contact me directly.

Respectfully,



DeeDee Iacopi

Red Hill Shopping Center
415-740-6258

RECEIVED

DEC 02 2014

TOWN OF SAN ANSELMO
PLANNING, BLDG, DPW