



PLANNING DEPARTMENT

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

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 MAY 15 2014
 TOWN OF SAN ANSELMO
 PLANNING BLDG. PUBLIC WORKS

GENERAL PLANNING APPLICATION FORM

Job Site Address: 476 LAUREL AVE	Assessor Parcel No.: 007-131-10 + 46	Zone: R-1
Property Owner(s) Name: Michael Weiss Western Construction	Phone Numbers: Home: 415 457-5478 Work: 415 233-0058	Fax Number: 415-747-8185 Cell Phone: 233-0058 E-Mail: M-Weiss@Comcast.net
Mailing Address: 43 PASTOR AVE	City: Fairfax	State/Zip: CA 94930
Applicant(s) Name (contact person): SAME AS ABOVE	Phone Numbers: Home: Work:	Fax Number: Cell Phone: E-Mail:
Mailing Address:	City:	State/Zip:

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⁾	1200
Environmental Review/Negative Declarations/ Environmental Impact Reports	01.00.48057 01.00.20312	\$ 1,920 ⁽³⁾⁽⁴⁾ Consultant cost plus 20%	600
Administrative Design Review (commercial)	01.00.48057	\$ 360	600
Administrative Design Review (residential)	01.00.48057	\$ 600	
Ministerial Residential Second Unit	01.00.48057	\$ 720 ⁽³⁾	
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	
<u>Administrative Lot Merger</u>	01.00.48057	\$ 238	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	01.00.48012	10% of application fee	263.80
Planning Technology Fee	01.0048058	5% of application fee	131.90
Planning Training Fee	01.0048059	5% of application fee	131.90
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			\$ 3181.60

Notes: See Planning Division Acknowledgement of Application Fees

\$ 3181.60

3181.60

ETAILED DESCRIPTION OF PROJECT: Construction of new SFD, landscaping and related site work and fire safety, and safety measures on 2 south facing parcels at the upper end of Laurel Ave. This project removes the existing home and merges the two parcels of 007-131-16 and 007-131-10

GENERAL INFORMATION:

	EXISTING	PROPOSED
Lot Size	15,340	30,740
Dwelling Size	Total: 1520 1 st story: 684 2 nd story: 836 Basement/other:	Total: 3500 1 st story: 1950 2 nd story: 1534 Basement/other: 516
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: 2	Number of spaces & dimensions: Garage: 2 cars Carport: Uncovered: 2 CARS +
Deck and Stairs	Deck: 363 Stairs:	Deck: 520 Stairs:
Porch	0	190
Lot Coverage or FAR ²	1204	2732 (8.8%)
Dwelling/Building Height Above Average Grade (roof peak) ³	22'	35'
Number of Stories	2	2 plus garage
Zoning	R-1	R-1
Flood Zone	NO	NO

Notes:

- Minimum parking dimensions are 9' wide by 19' long by 7' high.
- 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.
- Average Grade: The average slope of the land in the building footprint only.

Signature of Property Owner

Signature of Applicant

5-15-2014
Date

5-15-2014
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

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DESIGN REVIEW SUPPLEMENTAL QUESTIONNAIRE

Complete the information below:

ZONING DISTRICT:	DESIGN PROPOSAL:
<input type="checkbox"/> Residential (R-1: Single Family below 150 msl elevation)	1. Exterior finish: _____
<input checked="" type="checkbox"/> Residential (R-1/R-1 C at or above 150 msl elevation)	2. Proposed exterior wall color(s): _____
<input type="checkbox"/> Residential (R-1 H)	3. Proposed exterior trim color: _____
<input type="checkbox"/> Two Family or Multiple Family Residential (R-2 or R-3)	4. Proposed exterior window material and color: _____
<input type="checkbox"/> Commercial (C-1, C-L, C-2, C-3)	_____
<input type="checkbox"/> Professional (P)	5. Proposed roof material and color: _____
<input type="checkbox"/> Specific Planned Development (SPD) overlay	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-1H, R-1C and R-1 zoned properties at or above 150 mean sea level elevation**

- List why the project is functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area: The FAR is only 11%. We are proposing to merge 2 lots, eliminating the possibility of another house being built. No Variances are requested for the increase
- List why the project provides for protection against noise, odors, other factors which may make the environment less desirable: All Glazing is dual paned, the project is WUI compliant and designed to current design review requirements.
- List why the project 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: This house will have a positive impact on the neighborhood and all dwellings will appreciate in value.
- 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: There is adequate parking and turnaround. It is at the end of a street. There is a hydrant at the bottom of the driveway and plenty of room to turn around a fire truck.



• Continued from pg 1: For R-1H, R-1C and R-1 zoned properties at or above 150 mean sea level elevation

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: The house is not a place of business or manufacturing. There shall be no wood burning fireplaces in the house. We will clear all ~~within 30~~ Fire Zone.

6) For R-1H zoned property only: Does the project conform to the approved precise development plan? YES

7) Does the project have adequate screening? YES

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: The building contours to the natural slope of the land. The colors are earth tones.

• 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.

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, other factors which may make the environment less desirable: _____

3) List why the project 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) Will not adversely affect the health or safety of persons using the improvement or endanger property located in the surrounding area: _____

6) For R-1H only: Does the project conform to the approved precise development plan? _____