



Planning Department  
525 San Anselmo Avenue  
San Anselmo, CA 94960  
(415) 258-4617

## SUPPLEMENTAL APPLICATION FOR PLANNING COMMISSION DEMOLITION PERMIT

### PROPERTY INFORMATION

APPLICANT NAME

PROPERTY ADDRESS

ASSESSOR PARCEL NUMBER(S)

### INFORMATION REQUIRED FOR DEMOLITION PERMIT

Application Fee

Completed General Planning Application Form (<https://www.townofsananselmo.org/1180/Application-Forms>) "Click here to Apply for a Planning Project" – only one application required for the whole planning project.

Plans detailing the proposed exterior demolition, if not full demolition. Drawings that detail all existing exterior wall areas to remain, wall areas to be demolished and wall areas to be replaced in kind. Windows and door removal should be included in demolition.

Detailed calculation in square feet of existing wall areas, wall areas proposed to be demolished, and wall areas to be replaced in kind. Verification from a structural engineer may be required.

Historical Resource Evaluation (See general planning submittal requirements for more information).

***Additional documents may be necessary for any environmental review required under the California Environmental Quality Act***

### FINDINGS FOR DEMOLITION PERMIT APPLICATIONS

Provide the Town with facts to support the following conclusions the Planning Commission must make to approve the demolition permit. Please do not merely recite the conclusions but provide facts in support of each conclusion so they can make a logical connection between the facts and the conclusion. You may submit findings in a separate document if you do not wish to use this form.

1. The demolition will not remove from the neighborhood or Town, nor adversely affect, a building of historical, architectural, cultural or aesthetic value:

2. The project is consistent with the San Anselmo General Plan :

3. The project will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the neighborhood and will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood:

4. The granting or denying of a demolition permit for the demolition of structures may also be subject to the following findings based on substantial evidence as determined by the Planning Commission or Town Council:

a.) 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 chapter. 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.

b.) It is necessary to reveal previous architectural features covered up, such feature that would be functionally and aesthetically compatible with the existing improvements and the natural elements of the area.