

MAR 15 2012



TOWN OF SAN ANSELMO  
PLANNING, BLDG. PUBLIC WORKS

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

**GENERAL PLANNING APPLICATION FORM**

Job Site Address: <b>157 MEADOWCROFT DR.</b>	Assessor Parcel No.: <b>005-142-02</b>	Zone: <b>R-1</b>
Property Owner(s) Name: <b>BRIAN MILLER</b>	Phone Numbers: Home: <b>707-769-0953</b> Work: <b>477-7069</b>	Fax Number: <b>707-769-8794</b> Cell Phone: <b>-477-7069</b> E-Mail: <b>brian@bjmco.net</b>
Mailing Address: <b>1180 HOLM RD. # E</b>	City: <b>PETALUMA</b>	State/Zip:
Applicant(s) Name: (contact person): <b>SAME</b>	Phone Numbers: Home: <b>SAME</b> Work:	Fax Number: Cell Phone: <b>SAME</b> E-Mail:
Mailing Address:	City:	State/Zip:

TYPE OF APPLICATION/FEE	ACCOUNT	FEE
<b>Planning Commission Action Applications</b> <i>Grading Permit</i> Annexation, General Plan Amendment, Rezoning, <u>Design Review*</u> , Use Permit, <u>Variance*</u> , Subdivision, Parcel Split, Lot Line Adjustment* Illuminated Sign Review, FAR Exception	01.00.48057	\$ 1,200 <sup>(1)(2)</sup>
Environmental Review/Negative Declarations/ Environmental Impact Reports	01.00.48057 01.00.20312	\$ 1,920 <sup>(3)(4)</sup> 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 <sup>(5)</sup>
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	01.00.48058	5% of application fee
Planning Training Fee	01.00.48059	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
<b>TOTAL APPLICATION FEE</b>		\$

*Handwritten notes:*  
\$600  
1,200  
600  
12  
181.80  
20.90  
20.90

*Handwritten total:* \$2181.60

Notes: See Planning Division Acknowledgement of Application Fees

*Handwritten total:* 2181.60

MAR 15 2012

157 MENDOCROFT DR.



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](mailto:planning@ci.san-anselmo.ca.us)

TOWN OF SAN ANSELMO  
PLANNING, BLDG. PUBLIC WORKS

**DESIGN REVIEW SUPPLEMENTAL QUESTIONNAIRE**

Complete the information below:

ZONING DISTRICT:	DESIGN PROPOSAL:
<input checked="" type="checkbox"/> Residential (R-1: Single Family below 150 msl elevation)	1. Exterior finish: <u>STUCCO</u>
<input type="checkbox"/> Residential (R-1/R-1 C at or above 150 msl elevation)	✓ 2. Proposed exterior wall color(s): <u>BEIGE</u>
<input type="checkbox"/> Residential (R-1 H)	✓ 3. Proposed exterior trim color: <u>DARKER BEIGE</u>
<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: <u>COMP.</u>
<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**

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: \_\_\_\_\_



• **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: \_\_\_\_\_

• **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: NEW

RESIDENCE WILL HAVE 8' SIDE/REAR YARD SETBACKS (CONCURRENT WITH BUILT ENVIRONMENT) AND ALSO BE UNDER HEIGHT RESTRICTION

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

THE PROJECT WILL FOLLOW ALL LOCAL CODES.

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

RESIDENCE WILL BE OF A "CONTEMPORARY CRAFTSMAN" STYLE AND WILL LOOK GREAT 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 WILL FOLLOW ALL LOCAL CODES.

157 MEADOWCROFT DR.



RECEIVED

MAR 15 2012

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](mailto:planning@ci.san-anselmo.ca.us)

TOWN OF SAN ANSELMO  
PLANNING BLDG. PUBLIC WORKS

**VARIANCE SUPPLEMENTAL QUESTIONNAIRE**

Complete the information below:

**Setback Variance:**

\_\_\_\_\_ foot front yard variance to construct a \_\_\_\_\_ within \_\_\_\_\_ feet of the front property line.

8 foot rear yard variance to construct a RESIDENCE within 8 feet of the rear property line.

\_\_\_\_\_ foot side yard variance to construct a \_\_\_\_\_ within \_\_\_\_\_ feet of the side property line.

\_\_\_\_\_ foot side yard variance to construct a \_\_\_\_\_ within \_\_\_\_\_ feet of the side property line.

**Other Variance Requests:**

Fence height: \_\_\_\_\_

Building Height: \_\_\_\_\_

Lot Coverage: \_\_\_\_\_

Floor Area Ratio (FAR): \_\_\_\_\_

Parking number and/or size: \_\_\_\_\_

**For All Variance Applications (does not include Sign Variance):**

1. List below special circumstances applicable to the property, including size, shape, topography, location, or surroundings, to show why the variance should be granted, and why the granting of the variance will not be a granting of special privileges inconsistent with the limitations upon other properties in the vicinity and zone (you may attach a statement).

~~THE~~ UNUSUAL SHAPE OF LOT MAKES IT PRACTICALLY UNBUILDABLE. PROPOSED IS WITHIN CHARACTER & NATURE OF NEIGHBORHOOD

2. List below your reasons why the variance will not materially affect adversely the health or safety of persons residing or working in the neighborhood or be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood (you may attach a statement).

PROPOSED VARIANCE IS IN LINE WITH CURRENT BUILT ENVIRONMENT AROUND SITE.